WARRANTY DEED

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 1-30-2027

(AFFIX SEAL)

Karen Johnson
Batch # 1194110
10/16/2024 10:03:30 AM
Fees: $13.00 Taxes: $1,161.80

Davidson County
DEEDWARR
2 pgs

20241016-0080136

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Oak Invest, LLC	Oak Invest, LLC	14714001900
(NAME)	(NAME)	
3764 Faulkner Drive	3764 Faulkner Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241797

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Timothy Odell Bradley and Drexel Eugene Bradley, heirs to the Estate of Ivadell Bradley**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Oak Invest, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 6th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 120 on the Plan of Candlestick Farms, Section 1, as of record in Book 3300, page 56, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Perry D. Bradley and wife, Iva H. Bradley by Warranty Deed from Thomas Neal Caldwell and wife, Margaret P. Caldwell, dated 09/19/1968 and filed of record in Book 4270, page 721, Register's Office for Davidson County, Tennessee. The said Perry D. Bradley having died on or about 08/11/1979, leaving the said Iva H. Bradley the surviving tenant by the entirety and sole owner of said land.

The said Iva H. Bradley having died a citizen and resident of Davidson County, Tennessee on or about 11/17/2023. Pursuant to Affidavit of Heirship of record in Instrument No. 20241016-0080135, said Register's Office, the said Iva H. Bradley is survived by her children, Timothy Odell Bradley and Drexel Eugene Bradley, her sole heirs at law.

Iva H. Bradley and Ivadell Bradley are one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3375, page 391, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 5111 Greentree Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of October, 2024

Timothy Odell Bradley

Drexel Eugene Bradley by Timothy Odell Bradley Attorney in Fact
Drexel Eugene Bradley
by Timothy Odell Bradley, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy Odell Bradley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of October, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me personally appeared Timothy Odell Bradley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Drexel Eugene Bradley, and who acknowledged that he executed the same as the free act and deed of Drexel Eugene Bradley.

Witness my hand, at office, this 15th of October, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY