RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1198754
10/30/2024 01:09:30 PM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20241030-0083634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. April 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1107 Lipscomb, LLC	Same as New Owner	
(NAME) 807 Bradford Ave.	(NAME)	131-12-0-022.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BRADLEY J. BARS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1107 LIPSCOMB, LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 20, on the Map of Lea Gran Estates, as of record in Book 2083, Page 88, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point in the southeasterly margin of Lipscomb Drive, at the common corner of Lots 19 and 20; thence with the line between said lots, southeasterly 233 feet to a point; thence westerly 179.2 feet to a concrete monument; thence southerly 10.5 feet to a corner of Lots 20 and 21; thence with the line between said lots, northwesterly 117.2 feet to the margin of Lipscomb Drive; thence with the margin of the same, northeasterly 85 feet to the point of beginning.

Being the same property conveyed to David E. Peak and Ilene H. Sandlin by Warranty Deed from Diana Ferrante, Executrix of the Estate of Jo Helen Webb, dated April 19, 1995 and recorded April 20, 1995 in Book 9650, Page 519, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David E. Peak and Ilene H. Peak by Quitclaim Deed from David E. Peak and Ilene H. Sandlin through George E. Mudter, Jr., Trustee, dated August 28, 2004 and recorded September 7, 2005 in Instrument No. 20050907-0107827, Register's Office of Davidson County, Tennessee. Within the same deed the said George E. Mudter, Jr., Trustee, conveyed his interest in the subject property to David E. Peak and Ilene H. Peak for the purposes of a re-conveyance to create a tenants by the entireties. The said David E. Peak died on or about July 2, 2007, leaving Ilene H. Pear as surviving tenant by the entireties.

Being the same property conveyed to Bradley J. Bars by Warranty Deed of record in Instrument No. 20241030-0083633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2024-1300

unimproved
This is improved x property, known as 1107 Lipscomb Drive, Nashville, TN 37204
(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of October, 2024

BRADLEY J. BARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley J. Bars, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of October, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

JW2024-1300