24-4980

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213334 DEEDWARR
12/09/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $4,288.30
20241209-0095231

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL)

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES:

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
Jennifer Rena Holt and Daniel Joseph McCartney, Jr	Bank of America, N.A.	
(NAME) 316 Windemere Woods Drive	(NAME) 101 South Tryon Street	131-01-0H-008.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Charlotte NC 28255	
(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, **WILLIAM D. BRADLEY AND NANNETTE P. BRADLEY, TRUSTEES OF THE 316 WINDEMERE WOODS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM D. BRADLEY AND NANNETTE P. BRADLEY, DATED MARCH 19, 2013, AS AMENDED ON NOVEMBER 25, 2024**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER RENA HOLT, UNMARRIED, AND DANIEL JOSEPH MCCARTHY, UNMARRIED,** 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. 8 on the Plan of Revised, Plat of Windemere Phase I and II, a Planned Unit Development of record in Plat Book 6900, Page 616, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William D. Bradley and Nannette Peeler Bradley, husband and wife, by Warranty Deed from Robert W. Petty, an unmarried person, of record in Instrument No. 20110325-0023036 Register's Office for Davidson County, Tennessee, dated March 24, 2011.

Being the same property conveyed to William D. Bradley and Nannette P. Bradley. Trustees of the 316 Windemere Woods Living Trust, established by the Revocable Trust Agreement of William D Bradley and Nannette P. Bradley dated March 19, 2013, by Warranty Deed from William D. Bradley and Nannette P. Bradley of record in Instrument No. 20130321-0027853 Register's Office for Davidson County, Tennessee, dated March 19, 2013.

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.

CH2024-1396

unimproved
This is improved x property, known as 316 Windemere Woods Drive, Nashville, TN 37215
(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 5th day of December, 2024

316 WINDEMERE WOODS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM D. BRADLEY AND NANNETTE P. BRADLEY, DATED MARCH 19, 2013, AS AMENDED ON NOVEMBER 25, 2024

BY: William D Bradley

WILLIAM D. BRADLEY, TRUSTEE

BY: Nannette P. Bradley

NANNETTE P. BRADLEY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, William D. Bradley and Nannette P. Bradley, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the 316 Windemere Woods Living Trust, established by the Revocable Trust Agreement of William D. Bradley and Nannette P. Bradley, dated March 19, 2013, as Amended on November 25, 2024, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 5th day of December, 2024.

STATE OF TENNESSEE NOTARY PUBLIC D. DYLAN POTTER DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public

CH2024-1396

Tennessee Certification of Electronic Document

I, Alex Sharer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-5-24 (date of document).

Alex Sharer
Affiant Signature

12-9-24
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 9th day of December, 2024.

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
NOTARY'S SEAL