This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-5117-AP

Karen Johnson Davidson County
Batch# 1239374 DEEDWARR
02/21/2025 06:40:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20250221-0012634

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Middle Tennessee Property Group, LLC 201 Holly Lane White House, TN 37188	New Owner	043-13-0-398

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Valorie Diane Bradley** (individually and/or collectively, "Grantor"), transfer and convey unto **Middle Tennessee Property Group, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 3, Subdivision of Block "A", Forrest Park Acreage Tracts, according to survey and plat of same as of record in Plat Book 6200, page 745, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Charles and Connie Lassiter by Quitclaim Deed from Billy Russell and wife, Nancy Russell, dated August 20, 2012, recorded August 20, 2012, of record in Instrument No. 20120820-0074516, Register's Office for Davidson County, Tennessee. Charles Lassiter having since died on June 7, 2020, leaving Connie Lassiter as surviving tenant by the entirety. Connie Lassiter having since died on December 13, 2024, leaving Valorie Diane Bradley as her heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20250221001263 3, Register's Office for Davidson County, Tennessee.

This is improved property located at: **500 East Maple Street, Nashville, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2025.

GRANTOR:

Valorie Diane Bradley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Valorie Diane Bradley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of February, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202502210012634

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2/20/2025.

Affiant Signature

2/20/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 02/20/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY