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

WARRANTY DEED

Karen Johnson
Batch # 1242423
03/03/2025 10 05 44 AM
Fees $13 00 Taxes $1,443 00

Davidson County
DEEDWARR
2 pgs

20250303-0015474

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF Feb, 2025

Notary Public

MY COMMISSION EXPIRES /C

(AFFIX SEAL)

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
Paul Radke	New owner	
(NAME) 8000 Greenbrier Road	(NAME)	009-00-0-159 00
(ADDRESS) Joelton, TN 37080	(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, **ALICIA WILLIAMS, SINGLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL RADKE,** 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.

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: Land in Davidson County, Tennessee, being Lot No. 1 of the Michael P. Adams Subdivision, of record in Book 6050, Page 135, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Beginning at an iron pin in the Easterly margin of Greenbrier Road, said pin being the Northwest corner of the property conveyed to Glen R. Moore by Deed of record in Book 3317, Page 473, Register's Office for Davidson County, Tennessee; thence, with the Easterly margin of Greenbrier Road, North 0 degrees 34 minutes 48 seconds West 162.75 feet to an iron pin; thence, North 84 degrees 52 minutes 49 seconds East, 1084.73 feet to a spike in the centerline of Sulphur Creek; thence, with the centerline of Sulphur Fork Creek; South 34 degrees 50 minutes 01 second West, 151.13 feet to a point; South 19 degrees 00 minute 17 seconds West 121.99 feet to a point, South 28 degrees 21 minutes 55 seconds East, 81.96 feet to a spike; thence leaving said Creek, North 87 degrees 00 minute West 993.0 feet to the point of beginning.

Being the same property conveyed to The Bank of New York Mellon, fka The Bank of New York, as Trustee for the Certificate holders of CWALT Inc, Alternative Loan Trust 2004-30CB, Mortgage Pass- Through Certificates, Series 2004-30CB by Special Warranty Deed from Alicia Williams of record in Instrument No. 20130110-0003297 Register's Office for Davidson County, Tennessee, dated August 15, 2012.

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.

unimproved
This is improved x property, known as 8000 Greenbrier Road, Joelton, TN 37080
(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 27th day of February, 2025

Alicia Williams

ALICIA WILLIAMS

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 Alicia Williams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2025.

Commission expires:

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

Notary Public

CH2025-145