Karen Johnson Davidson County
Batch# 1276322 DEEDWARR
05/22/2025 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20250522-0040360

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES E BRADLEY, JR AND MARY A BRADLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAD ALEXANDER**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING A TRACT OF LAND LYING IN THE 10TH COUNCILMANIC DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING LOCATED ON BRICK CHURCH PIKE AND BEING SHOWN ON TAX MAP 74 AND BEING THE NORTHERN PORTION OF PARCEL 161, AS OF RECORD IN BOOK 8544, PAGE 607, REGISTER'S OFFICE, DAVIDSON COUNTY, TN, OWNERS OF REORD BEING CHARLES E. BRADLEY, JR, ETUX AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MAG NAIL NEW IN THE CENTERLINE OF SAID BRICK CHURCH PIKE, SAID NAIL BEING THE MOST NORTHERLY CORNER OF TRACT 1;

THENCE, WITH THE SAID CENTERLINE OF SAID PIKE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 19 DEG 43 MIN 05 SEC, A RADIUS OF 623.86 FEET. A CHORD BEARING OF NORTH 73 DEG 11 MIN 47 SEC EAST, A CHORD DISTANCE OF 213.64 FEET, FOR AN ARC LENGTH OF 214.70 FEET TO A POINT;

THENCE, NORTH 83 DEG 03 MIN 20 SEC EAST, 190.88 FEET TO A POINT;

THENCE, WITH A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 35 DEG 06 MIN 24 SEC, A RADIUS OF 400.00 FEET, A CHORD BEARING OF NORTH 65 DEG 30 MIN 07 SEC EAST, A CHORD DISTANCE OF 241.28 FEET, FOR AN ARC LENGTH OF 245.09 FEET TO A MAG NAIL NEW;

THENCE, LEAVING SAID CENTERLINE, SOUTH 35 DEG 32 MIN 53 SEC EAST, PASSING A CORNER COMMON WITH THE MELISSA A STRAUSBAUGH PROPERTY, AS OF RECORD IN INSTRU NO 20160927-0101669, RODC, TN IN THE MARGIN OF THE SAID PIKE, FOR A TOTAL DISTANCE OF 163.72 FEET TO A 30 INCH OAK TREE WITH FENCE IN IT;

THENCE, CONTINUING WITH THE STRAUSBAUGH PROPERTY, SOUTH 74 DEG 49 MIN 16 SEC EAST, 214.50 FEET TO AN IRON PIN NEW,

THENCE, NORTH 76 DEG 49 MIN 35 SEC EAST, 415.13 FEET TO AN IRON PIN OLD AT A FENCE INTERSECTION, SAID PIN BEING A CORNER COMMON WITH THE ROBERT LOCKHART PROPERTY, AS OF RECORD IN INSTRU NO 20070319-0032881, RODC, TN AND A CORNER COMMON WITH THE RICHARD GLASGOW PROPERTY, AS OF RECORD IN INSTRU NO 20190829-0087373, RODC, TN;

THENCE, WITH THE SAID GLASGOW PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES;

THENCE, SOUTH 20 DEG 15 MIN 22 SEC EAST, 523.02 FEET TO AN IRON PIN OLD;
THENCE, SOUTH 08 DEG 16 MIN 54 SEC WEST, 239.45 FEET TO AN OLD FENCE POST AT A FENCE INTERSECTION;

THENCE, FOLLOWING A NEW SEVERANCE LINE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 81 DEG 28 MIN 21 SEC WEST, 389.19 FEET TO AN IRON PIN NEW;
THENCE, NORTH 65 DEG 15 MIN 51 SEC WEST, 1022.95 FEET TO AN IRON PIN NEW;
THENCE, NORTH 45 DEG 09 MIN 17 SEC WEST, 215.19 FEET TO THE POINT OF BEGINNING

CONTAINING: 657,033 SQUARE FEET, OR 15.083 ACRES, MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHARLES E BRADLEY, JR AND WIFE MARY A BRADLEY, BY QUITCLAIM DEED FROM CHARLES E BRADLEY, JR AND WIFE, MARY A BRADLEY, DATED JUNE 9, 2022, OF RECORD IN INSTRUMENT NO 20220609-0065886, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property known as 0 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully scized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 20th day of May, 2025.

Charles E Bradley, Jr.
CHARLES E BRADLEY, JR

Mary A Bradley
MARY A BRADLEY

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~MONTGOMERY~~ Denton
Document: Warranty Deed
On 05/20/2025,
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHARLES E BRADLEY, JR and MARY A BRADLEY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Denton County, TX
DONE at offices in ~~Clarksville, TN~~, on this the 20th day of May, 2025.

Talia J Brown
Notary Public
My Commission Expires: 09/22/2028
Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC STATE OF TEXAS
Talia J Brown
ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2028

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 180,000.00.

Affiant

Subscribed and sworn to before me, this the 22 day of May, 2025.

NOTARY PUBLIC
My commission expires 10/16/28

CAITLIN SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Address New Owner(s) as follows:
CHAD ALEXANDER
3091 Starry Night Lane
Hendersonville, TN 37075

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 017 00 0 390.00

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 5/22/25.

DR 5/22/25

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 22 day of May, 2025.

Notary's Signature

My Commission Expires: 10/14/25

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY