Karen Johnson Davidson County
Batch# 1285270 DEEDWARR
06/17/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20250617-0047546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DENA A ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-01-2028

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R Redding, A Single Man, and Carly K Corah, A Single Woman, As Joint Tenants with Rights of Survivorship	Same as (NAME)	
853 Dry Creek Road (ADDRESS)	New Owner (ADDRESS)	part of 017-00-0-161.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charles E. Bradley,, Jr. and wife, Mary A. Bradley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John R Redding, A Single Man, and Carly K Corah, A Single Woman, As Joint Tenants with Rights of Survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee and being more particularly described as follows, Commencing from an iron pin 27.7 feet more or less from the centerline in the North margin of Dry Creek Road and being the Southeast corner of the here in described tract of land and being the POINT OF BEGINNING, thence with the Northerly margin of Dry Creek Road North 68 degrees 55 minutes 39 seconds West 117.93 feet to an iron pin, thence leaving said margin to the centerline of Dry Creek South 18 degrees 56 minutes 20 seconds West 25.00 feet, thence with the centerline and a curve to the left having a radius of 1,320.61 feet, and an arc length of 91.18 feet, a chord bearing of North 73 degrees 04 minutes 09 seconds, and a chord distance of 91.16 feet to a mag nail, thence leaving the centerline to the North margin North 14 degrees 58 minutes 58 seconds East to an iron pin in a gravel drive, thence continuing with the margin North 77 degrees 06 minutes 41 seconds West 80.35 feet to an iron pin at the corner of the McCasland Family Farm Trust in Instrument No. 20060201-0012692 of record in the R.O.D.C., thence continuing with McCasland North 48 degrees 26 minutes 17 seconds West 434.22 feet to an iron pin (new), thence with a new line North 41 degrees 33 minutes 43 seconds East 418.87 feet to an iron pin (new) in the common line with Chad Alexander in Instrument No. 20250522 0040360 of record in R.O.D.C., thence continuing with Alexander South 65 degrees 15 minutes 51 seconds East 563.33 feet to an iron pin, thence South 81 degrees 28 minutes 21 seconds East 389.19 feet to a corner post in a fence line and being the Northwest corner of Donald Sorey in Instrument No. 20250319 0019511 of record in R.O.D.C., thence continuing with Sorey South 07 degrees 45 minutes 30 seconds West 294.91 feet to an iron pin, thence North 81 degrees 08 minutes 32 seconds West 476.93 feet to an iron pin, thence South 18 degrees 04 minutes 56 seconds West 185.06 feet to a iron pin, thence South 79 degrees 01 minutes 45 seconds West 3.88 feet to the POINT OF BEGINNING containing 435,993 square feet or 10.009 Acres more or less.

Being part of the same property conveyed to J. O. BRADLEY AND WIFE, RUBY M. BRADLEY, by deed from W. H. MITCHELL AND WIFE, SALLIE MITCHELL, of record in Book 2439, page 375, dated July 6, 1955, said Register's Office.

J. O. BRADLEY AND WIFE, RUBY M. BRADLEY, conveyed a portion of said property to CHARLES E. BRADLEY by Deed of record in Book 4572, page 963, dated October 26, 1970, said Register's Office.

J. O. BRADLEY AND WIFE, RUBY M. BRADLEY, also conveyed a portion of said property to CHARLES E. BRADLEY by Deed of record in Book 5931, page 94, dated August 26, 1982, said Register's Office.

J. O. BRADLEY AND WIFE, RUBY M. BRADLEY, also conveyed the remainder said property to CHARLES E. BRADLEY, JR. AND WIFE, MARY A. BRADLEY, by Deed of record in Book 8544, page 607, dated January 31, 1992, said Register's Office.

CHARLES E. BRADLEY conveyed a portion said property to CHARLES E. BRADLEY, JR., by Quitclaim Deed of record in Book 8597, page 283, dated April 8, 1992, said Register's Office.

WARRANTY DEED
(Continued)

CHARLES E. BRADLEY also known as CHARLES EDWARD BRADLEY, died testate on or about November 7, 1997. Pursuant to the terms of his Will of record in Will Book 218, page 804, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is was devised to CHARLES E. BRADLEY, JR.

CHARLES E. BRADLEY, JR. conveyed a portion said property to CHARLES E. BRADLEY, JR. AND WIFE, MARY A. BRADLEY, by Quitclaim Deed of record in Book 10818, page 830, dated March 2, 1998, said Register's Office.

CHARLES E. BRADLEY, JR. conveyed a portion said property to CHARLES E. BRADLEY, JR. AND WIFE, MARY A. BRADLEY, by Quitclaim Deed of record in Book 10818, page 832, dated March 2, 1998, said Register's Office.

CHARLES E. BRADLEY, JR. AND WIFE, MARY A. BRADLEY, conveyed a portion said property to CHARLES E. BRADLEY, JR. AND WIFE, MARY A. BRADLEY, by Quitclaim Deed of record as Instrument No. 20220609-0065887, dated June 9, 2022, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 853 Dry Creek Road, Goodlettsville, TN 37072
(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/our hand(s) this 12th day of June, 2025.

Charles E. Bradley,, Jr.

Mary A. Bradley

STATE OF FL
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Bradley,, Jr. and wife, Mary A. Bradley, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of June, 2025.

Notary Public

My Commission Expires: 4-8-2026

(SEAL)

Kayler McGill
State of Florida - Notary Public
Commission # HH 223624
My Commission Expires 04-08-2026

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **6/12/2025** [DATE].

AFFIANT SIGNATURE

6/12/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **12th** day of **June**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

