WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288411 DEEDWARR
06/23/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250623-0048901

File No.: RES-25-1879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2025.

Notary Public

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

MEGAN CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Bream and Austin Bream	~~Wesco Bank, Inc.~~ LMC	074 00 0 098.00
(NAME) 1879 Neely's Bend Rd. Madison, TN 37115	(NAME) New Owner at property address	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BRIAN S. RICHARDSON, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JENNIFER BREAM AND AUSTIN BREAM, WIFE AND HUSBAND, TENANCY BY THE ENTIRETY**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 5 on the plan of Brahaney Subdivision, as shown on plat of record in Instrument No. 20201215-0147950, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian S. Richardson, a married man, from Carla M. Christian and Elliott Landfield, wife and husband, by Warranty Deed dated April 18, 2024, recorded April 25, 2024, in Instrument No. 20240425-0029948, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary or marital residence of Grantor, Grantor's spouse and/or dependants, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 1879 Neelys Bend Road, Nashville, TN 37115
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 16th day of June, 2025

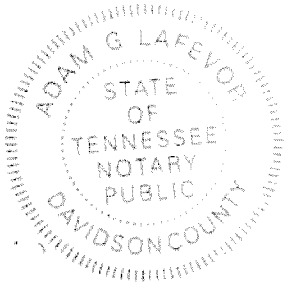
Brian S. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2025, before me personally appeared Brian S. Richardson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2025.

Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

True Copy Certification

I, Yvette Meldrum, 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 June 16, 2025

Signature
June 16, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 16, 2025

Notary's Signature

My Commission Expires: 8.12.28

