Name and Address of New Owner:
Leah Jordan Brady
214 Old Hickory Boulevard
Unit 138
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1297595 DEEDWARR
07/14/2025 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20250714-0055393

Send Tax Bills To:
~~New Owner~~ Leah Jordan Brady
7300 River Fork Dr. Nashville, TN 37221
This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Map & Parcel No: 142-04-0A-900-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Russell Bennett, Trustee of 214 Old Hickory Unit 138 Title Holding Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leah Jordan Brady, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit No 138 on the Plan of Belle Forest, a horizontal property regime, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to 214 Old Hickory Unit 138 Title Holding Trust by Warranty Deed dated February 27, 2025 from Sarah R Lanners, a married woman, recorded February 28, 2025, in Instrument Number 20250228-0015135, in the Official Records of Davidson County, Tennessee.

Further being the same property conveyed to Sarah R Lanners by Warranty Deed from Peter Strickland, a single man, dated May 3, 2021, of record in Instrument No 20210506-0060721, in the Register's Office for Davidson County, Tennessee.

This property is known as **214 Old Hickory Boulevard, Unit 138, Nashville, TN 37221**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and

unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of July, 2025.

214 Old Hickory Unit 138 Title Holding Trust

By: William Russell Bennett, TRUSTEE (SEAL)
William Russell Bennett, Trustee

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this 10th day of July, 2025, before me personally appeared William Russell Bennett, Trustee of 214 Old Hickory Unit 138 Title Holding Trust, 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 10th day of July, 2025.

Notary Signature ANN BROWN
My commission expires: 07/31/2026

ANN BROWN
Notary Public
Connecticut
My Commission Expires Jul 31, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William Russell Bennett
Affiant

STATE OF ~~TENNESSEE~~ CONNECTICUT AB 07/10/2025
COUNTY OF ~~MONTGOMERY~~ FAIRFIELD AB 07/10/2025

Sworn to and subscribed before me this 10th day of July, 2025.

Notary Signature ANN BROWN
My commission expires: 07/31/2026

ANN BROWN
Notary Public
Connecticut
My Commission Expires Jul 31, 2026

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214 Old Hickory Unit 138 Title Holding Trust

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William Russell Bennett, Trustee

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COUNTY OF FAIRFIELD

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William Russell Bennett, TRUSTEE
Affiant

STATE OF ~~TENNESSEE~~ CONNECTICUT AB 07/10/2025
COUNTY OF ~~MONTGOMERY~~ FAIRFIELD AB 07/10/2025

Sworn to and subscribed before me this 10th day of July, 2025.

Notary Signature ANN BROWN
My commission expires: 07/31/2026

ANN BROWN
Notary Public
Connecticut
My Commission Expires Jul 31, 2026

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 July 10, 2025.

Affiant
Date: July 14, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of July 2025

Notary Public

My Commission Expires: 6-14-26

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY