This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-6591-TM

Karen Johnson Davidson County
Batch# 1298093 DEEDWARR
07/16/2025 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20250716-0056050

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2025.

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/24/28

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| J&T Investment Partnership<br>5417 Roxborough Point<br>Hermitage, TN 37076 | New Owner | 096 10 0 256.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James W. Bradley, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **J&T Investment Partnership, a Tennessee General Partnership, 50% undivided interest and Terry D Atkinson and wife, Jennifer D Atkinson, 50% undivided interest** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 253 on the Map of CLOVERHILL SUBDIVISION, SECTION V, as of record in Book 2133, Page 88, Register's Office for said County, and being a part of an unnumbered tract lying East of Lot No. 253 and described together as follows:

Beginning at a point in the Easterly margin of Ironwood Drive at the Northwest corner of a triangular part of said lot that was conveyed to J.R. Coarsey by deed from A. D. Hewlett and wife, of record in Book 2336, Page 343, said Register's Office; thence along Coarsey's North line North 51° 14' East 275.6 feet to a point; thence Northerly 47.6 feet to a point in the center line of a TVA power line easement; thence with the center line of the same and along the North line of Lot 253, Westerly 256.1 feet to a concrete monument in the East margin of Ironwood Drive; thence with the margin of the same, Southerly and partly around a curve 190.25 feet to the Point of Beginning.

Being the same property conveyed to James W. Bradley and wife, Jane L. Bradley, by Warranty Deed from Morris A. Nelson, a widower of record in Book 11002, Page 411, in the Register's Office of Davidson County, Tennessee, dated June 30, 1998 and recorded on July 01, 1998. Said Jane L. Bradley died on July 17, 2022, leaving James W. Bradley, as surviving tenant by the entirety.

This is improved property located at: **3021 Ironwood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 14th day of July, 2025.

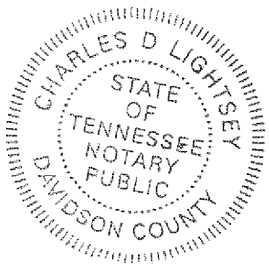
GRANTOR:

James W. Bradley

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James W. Bradley, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of July, 2025.




Notary Public
My Commission expires: 3/3/26

**Certification of Recorded Documents**

I, Channing Miles, 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 July 14, 2025.

(AFFIANT) – Channing Miles

07/14/2025
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY