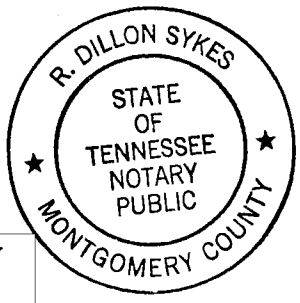
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2025.

R Dillon Syk
Notary Public

MY COMMISSION EXPIRES: 8/18/27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1300939 DEEDWARR
07/23/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20250723-0058202

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian M. Stofko	Mortgage Research Center, LLC dba Veterans United Home Loans	005-00-0-025.00
(NAME)	(NAME)	
8290 Greenbrier Road	1400 Forum Blvd, Ste 18	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Charles K. Bradley and Natalie Bradley, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Brian M. Stofko and Elisa Stofko, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, Being 6.0 Acres, More or Less, according to a survey by Barry Greer and associates Dated October, 1976. This property fronts on Greenbrier Road and Being known as part of the Melvin A. Baker farm.

Beginning at a point in the easterly margin of Greenbrier Road, said beginning point being measured along the easterly margin of Greenbrier Road 2148.98 feet northerly of the center of the South Fork of Sycamore Creek where it intersects the easterly margin of Greenbrier Road; thence with the easterly margin of Greenbrier Road North 21° 45' East 181.96 feet, then leaving Greenbrier Road and going South 81° 07' East 1453.4 feet to a point; thence South 4° 10' West 178 feet to a point; thence North 81° 07' West 1508.5 feet to the point of beginning.

Being the same property conveyed to Charles K. Bradley, an unmarried man by Warranty Deed from William W. Ezell, married, dated 04/29/2016, of record in Instrument No. 20160502-0042429, Register's Office for Davidson County, Tennessee.

Natalie Bradley hereby signs to convey any interest she may have, martial or otherwise, as the spouse of Charles K. Bradley.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 8290 Greenbrier Road, Joelton, TN 37080

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 21st day of July, 2025.

Charles K. Bradley

Natalie Bradley

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles K. Bradley and Natalie Bradley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of July, 2025.

Notary Public:
My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

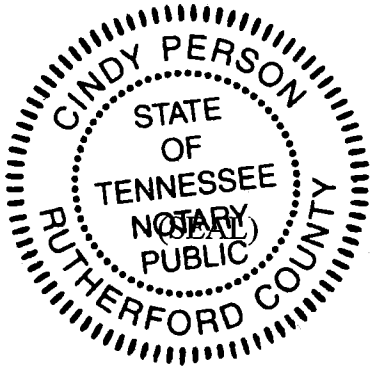
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-21-2025.

Affiant Signature

7-29-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 29th day of July, 2025.



Notary Public

My Commission Expires: 4-19-2027

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