This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23645-MC

Karen Johnson Davidson County
Batch# 1329408 DEEDWARR
10/02/2025 07:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20251002-0078397

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

RACHEL MARIE COLLINS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 24 day of September, 2025.

Notary Public
My Commission Expires: 3-21-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dareece Victrecia Carruthers 3408 Olsen Lane Nashville, TN 37218	Hope Federal Credit Union 4 Old River Place Jackson, MS 39202	080 03 0 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stacy E. Bradford, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dareece Victrecia Carruthers**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 536, on the plan of Bordeaux Hills, Section Eight, of record in Plat Book 4175, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stacy E. Bradford, an unmarried man, by Quitclaim Deed from Stacy E. Bradford, an unmarried man, and Jamie A. McDougal, an unmarried woman, of record in Instrument No. 20200501-0045752, in the Register's Office of Davidson County, Tennessee, dated April 29, 2020 and recorded on May 01, 2020. Further being the same property conveyed to Stacy E. Bradford and Jamie A. McDougal, husband and wife, by Warranty Deed from James T. Bradford, married, of record in Instrument No. 20161207-0128628, in the Register's Office of Davidson County, Tennessee, dated December 05, 2016 and recorded on December 07, 2016.

Jamie McDougal joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **3408 Olsen Lane, Nashville, TN 37218**

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 their 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 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. 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 _____ day of September, 2025.

GRANTOR:

Stacy E. Bradford

Jamie McDougal

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Stacy E. Bradford and Jamie McDougal** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ____ day of September, 2025.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 107073 KAREN DONALDSON Commission Expires 10/24/2025 HANCOCK COUNTY

Notary Public
My Commission expires: _____

202510020078397

I, Kirsten Virden, 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 09/25/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/25/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

