Name and Address of New Owner:
HC Homes 1 LLC
73 White Bridge Road
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1359464 DEEDWARR
12/18/2025 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20251218-0100709

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 034-05-0-109.00

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, **Wilma Jean Bradley, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **HC Homes 1 LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lots No. 10 and 11 and 12 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office for said County, and described as follows:

Beginning at a point in the center line of Altaloma Drive, 372.5 feet West of the center line of Gallatin Road; thence North 27 degrees 45 minutes East 379.5 feet to an iron pin which is 376 feet West of the center of said Gallatin Road thence North 63 degree 54 minutes West 90 feet to a point, which is 10 feet East of an iron pin; thence South 27 degrees 45 minutes West 380 feet more or less to a point in the center line of Alta Loma Drive, 10 feet each of an iron spike; thence with the center of said Drive, South 63 degrees 24 minutes each 90 feet to the beginning.

Being the same property conveyed to Howard S. Bradley and wife, Odell S. Bradley by Warranty Deed from George P. Howell and William H. Howell of record in Book 2157, Page 635, Register's Office for Davidson County, Tennessee, dated August 21, 1953 and recorded on August 24, 1953.

The said Howard S. Bradley having since died on March 25, 1964 leaving Odell S. Bradley as the surviving tenant by the entirety.

Being the same property conveyed to Wilma Jean Bradley by Warranty Deed from Odell S. Bradley, Nadine Bradley, Barbara Ann Bradley and Wilma Jean Bradley, the widows and heirs at law of Howard S. Bradley, of record in Book 6599, Page 813, Register's Office for Davidson County, Tennessee, dated July 05, 1985 and recorded on July 05, 1985.

Being improved property known as 100 Alta Loma Road, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantor covenant that she 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. 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.

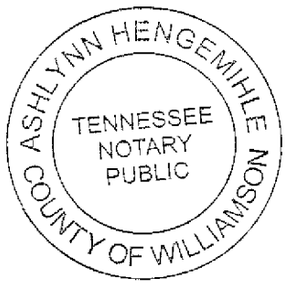
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of December, 2025.

Wilma Jean Bradley by June Luckett her Attorney in Fact (SEAL)
Wilma Jean Bradley by June Luckett, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named June Luckett as Attorney-in-Fact for Wilma Jean Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2025.



Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of December, 2025.

Notary Public
My commission expires: 5-9-26

File No. GNT-25-4298

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-15-25.

Affiant Signature 12-15-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON