THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153098**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $477,000.00. Affiant Subscribed and sworn to before me, this 14th day of January, 2026. Notary Public My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1369756 DEEDWARR
01/15/2026 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,764.90
20260115-0003547

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Miller Ray Wallace 2408 Selma Avenue Nashville, TN 37214	New Owner	Tax Parcel ID No. 084 16 0 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin P. Bradley and Lindsey W. Bradley, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Miller Ray Wallace an unmarried man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being the Southerly 285 feet of Lot No. 26 on the Map of NICHOLHURST, not of record, which is a resubdivision of Lots 13, 14, 20, 21, 27 and 28 in the BAINBRIDGE AND SATTERFIELD SUBDIVISION OF PART OF NICHOL PLACE as of record in Plat Book 421, Page 132, Register's Office for said County.
Beginning at a point in the Northerly margin of Selma Avenue at a common corner of Lots 3 and 26: said point being 250 feet West of the Northwesterly corner of the intersection of McGavock Pike and Selma Avenue; thence Northwardly along the line between Lots 26 and Lots 1, 2 and 3, 285 feet, thence Westwardly 75 feet to the line between Lots 25 and 26; thence with the line between said lots, Southwardly 285 feet to the Northerly margin of Selma Avenue; thence with the margin of the same, Eastwardly 75 feet to the beginning.

Being the same property conveyed to Kevin P. Bradley and Lindsey W. Bradley, husband and wife, by Warranty Deed from Daniel B. Seelhorst and Samantha D. Rogers-Seelhorst, husband and wife, of record in Instrument No. 20190528-0050102, in the Register's Office of Davidson County, Tennessee, dated May 22, 2019, and recorded on May 28, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BAINBRIDGE AND SATTERFIELD SUBDIVISION OF PART OF NICHOL PLACE, as recorded in Plat Book 421, Page(s) 132.

This is improved property located at 2408 Selma Avenue Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 January, 2026.

Kevin P. Bradley

Lindsey W. Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin P. Bradley and Lindsey W. Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2026.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2027

True Copy Certification

I, Yvette Meldrum, 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 1/14, 2026

Affiant Signature 1/14/2026 Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 14th day of January, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY