RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1411036 DEEDWARR
04/24/2026 09:33:20 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20260424-0034857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF April, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Notary Public Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Inkyoung Shin and Connie Grace	New Owner	
(NAME)	(NAME)	043 15 0 075.00
312 Farris Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM E. BRADLEY, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INKYOUNG SHIN, MARRIED AND CONNIE GRACE, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Numbers 26 and 27 on the Map of ROCK HILL SUBDIVISION, Block "A", and more particularly described as follows:

Beginning at a point on the Westerly margin of Farris Avenue 1186.6 feet South of the Southerly margin of Old Hickory Boulevard, which point is the common corner of Lot Number 27 and Lot Number 28 on the map of the above subdivision; thence with the Westerly margin of Farris Avenue Southerly 156.2 feet to an iron pin which is the Southeast corner of Lot Number 26 and when the Westerly margin of Farris Avenue intersects the Northerly margin of New Larkin Spring Road; thence North 60 degrees 320 minutes West, along the Northerly margin of said road 221.5 feet to a point where the aforesaid Northerly margin intersects the rear Westerly line of Block "A" and is also the common corner of Lots 26 and 27; thence Northerly along the Westerly rear line of Block "A", 50 feet to the common corner of Lot Number 27 and Lot Number 28; thence Easterly with the line between said two lots, 200 feet to the beginning.

Being the same property conveyed to William E. Bradley, Jr., an unmarried man, by Warranty Deed from Amanda Dean, Trustee of The 312 Farris Avenue Trust, of record in Instrument No. 20191223-0132445, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019, and recorded on December 23, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 312 Farris Avenue, Madison, TN 37115
(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 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. 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.

Witness my hand this 23rd day of April, 2026

William E. Bradley, Jr.
WILLIAM E. BRADLEY, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Bradley, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27