Karen Johnson Davidson County
Batch# 1443202 DEEDWARR
07/08/2026 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $993.45
20260708-0061475

WARRANTY DEED

STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-20-2028

File No. RR-26-2849

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prince Partners Group LLC and RDA Innovative Ventures LLC	New Owner	
1065 Robin Hood Rd		025-16-0-027.00
Lewisburg, TN 37901		

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, I/we, **Bradford Bell, married****, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Prince Partners Group LLC, a Tennessee limited liability company, and RDA Innovative Ventures LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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. 46 on the Plan of Goodlettsville Heights, Section 3 of record in Plat Book 1835, Page 98, in the Register's Office for Davidson County, Tennessee.

Said Lot No.46 Fronts 173.6 feet on the Westerly Side of Garrett Drive, and runs back between lines measuring 368.8 feet on the Northerly Side and 330.5 feet on the Southerly Side to a dead line in the rear, measuring 77.0 feet thereon.

Being the same property conveyed to Bradford Bell, married by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20241127-0092817 Register's Office for Davidson County, Tennessee, dated November 25, 2024 and recorded on November 27, 2024.

** The subject property was not a marital residence of Grantor (or list the co-grantor's name) and as such is not subject to any marital or homestead interest

This is property more commonly known as 122 Garrett Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 2nd day of July, 2026.

Bradford Bell

Bradford Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2026, before me personally appeared Bradford Bell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2026.

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/2/2026 (date of document).

Affiant Signature

7/2/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of July, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL