Karen Johnson Davidson County
Batch# 1464477 DEEDWARR
08/26/2026 12:20:30 PM 5 pgs
Fees: $28.00 Taxes: $370.00
20260826-0079100

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00 Affiant Notary My Commission Expires: 03.13.30 SUBSCRIBED AND SWORN TO BEFORE ME THIS: 8.21., 2026

KATLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
The Larry R. Grillot Revocable Trust dated December 7, 2000 Dry Creek Road Goodlettsville, TN 37072	SAME AS NEW OWNER	017 00 0 161.00

THIS WARRANTY DEED OF REALTY, executed as of August 28, 2026, by **Charles E. Bradley, Jr and Mary A. Bradley**, husband and wife, (collectively the "Grantor"), for consideration paid, grant to **Larry Grillot and Judith E. Grillot, Co-Trustees of The Larry R. Grillot Revocable Trust dated December 7, 2000**, (the "Grantee")

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at Dry Creek Road, Goodlettsville, Tennessee 37072, and bounded and described as follows:

A TRACT OF LAND LISTED AS PARCEL 161 ON TAX MAP 161 IN DAVIDSON COUNTY TENNESSEE, BEING A PORTION OF THE PROPERTY OF CHARLES E. BRADLEY JR AND MARY A. BRADLEY, DESCRIBED IN INSTRUMENT NUMBER 20220609-0065887 IN THE R.O.D.C. TN., BOUND IN THE NORTH BY CHAD ALEXANDER INSTRUMENT No. 20250522-0040360, IN THE EAST BY JOHN R REDDING & CARLY K CORAH INSTRUMENT No. 20250617-0047546, IN THE SOUTH BY CAROL EDWARDS, JAMES MCCASLAND JR, BARBARA TALLEY & CINDY MCCASLAND IN INSTRUMENT Nos. 20060201-0012692 & 20060201-0012693, AND JAMES MCCASLAND JR BOOK 9799 PAGE 372,

AND IN THE WEST BY RONDA & GARY HARDCASTLE INSTUMENT No. 20121001-0088937, JAMES BRAZELL & TAMMY VAUGHAN INSTRUMENT No. 20180125-0007793, ON FILE IN THE REGITER'S OFFICE OF DAVIDSON COUNTY TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

Commencing from a magnetic nail in the centerline of Brick Church Pike being the Northwest corner of the herein described land and being the POINT OF BEGINNING,
Thence with the common line of Alexander South 45 degrees 09 minutes 17 seconds East 215.19 feet to an iron pin,
Thence South 65 degrees 15 minutes 51 seconds East 459.62 feet to an iron pin at the Northwest corner of Redding and Corah,
Thence South 41 degrees 33 minutes 43 seconds West 418.87 feet to an iron pin in the Northeast line of Carol Edwards, James McCasland Jr, Barbara Talley, & Cindy McCasland,
Thence North 48 degrees 26 minutes 17 seconds West 110.20 feet to an iron pin,
Thence North 85 degrees 17 minutes 56 seconds West 218.02 feet to an iron pin at the Northeast corner of James McCasland Jr,
Thence North 85 degrees 33 minutes 19 seconds West 164.96 feet to an iron pin at the Southeast corner of Hardcastle,
Thence North 13 degrees 15 minutes 49 seconds East 161.48 feet to an iron pin in the Southern corner of Brazell & Vaughan,
Thence North 64 degrees 58 minutes 18 seconds East 294.36 feet to an axel,
Thence North 45 degrees 09 minutes 17 seconds West 309.67 feet to a magnetic nail in the center of Brick Church Pike,
Thence with a curve to the right having an arc length of 103.07 feet a radius of 623.86 feet a chord bearing of North 58 degrees 36 minutes 15 seconds East and a chord distance of 102.95 feet to the POINT OF BEGINNING containing 219,228 square feet or 5.033 Acres more or less. SEE ATTACHED EXHIBIT A FOR BOUNDARY SURVEY.

Being part of the same property conveyed to Charles E. Bradley, Jr. and wife, Mary A. Bradley by Warranty Deed from J.O. Bradley and wife, Ruth M. Bradley, by and through Lynn Fuson as attorney in Fact of record in Book 8544, Page 607, Register's Office for Davidson County, Tennessee, dated January 31, 1992 and recorded on February 06, 1992.

Being part of the same property conveyed to Charles E. Bradley, Jr. and wife, Mary A. Bradley by Quitclaim Deed from Charles E. Bradley Jr., and wife Mary A. Bradley, dated June 9, 2022 and recorded June 9, 2022 in Instrument No. 20220609-0065887, Register's Office of Davidson County, Tennessee.

Out-Conveyance of part of the same property to John R. Redding, a single man, and Carly K. Corah, a single woman, as joint tenants with Rights of Survivorship, by Warranty Deed from Charles E. Bradley, Jr. and wife, Mary A. Bradley dated June 12, 2025 and recorded on June 17, 2025 in Instrument No. 20250617-0047546 in the Register's Office for Davidson County, Tennessee.

Being remainder of property conveyed to Charles E. Bradley, Jr. and Mary A. Bradley by Quitclaim Deed from Charles E. Bradley, Jr. and wife, Mary A. Bradley dated January 30, 2026 and recorded on February 2, 2026 in Instrument No. 20260206-0008697 in the Register's Office for Davidson County, Tennessee.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2026 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE PAGE(S) TO FOLLOW]

GRANTOR

Charles E. Bradley, Jr

Mary A. Bradley

FLORIDA
STATE OF ~~TENNESSEE~~ :
COUNTY OF MARION :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Charles E. Bradley Jr and Mary A. Bradley, 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 on this 18th August, 2026.

NOTARY PUBLIC
My Commission Expires: 10-15-27

LEAH YVONNE BRANNON
Commission # HH 415686
Expires October 15, 2027

Tennessee Certification of Electronic Document

I, Miriam Gamble, 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 August 21, 2026 (date of document).

Affiant Signature

08/21/2026
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 21st day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03.13.2030

NOTARY'S SEAL

KAITLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202608260079100