Karen Johnson Davidson County
Batch# 1481198 DEEDWARR
10/07/2026 01:10:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20261007-0092236

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64608
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Samuel McNeese 4225 Harding Pike #603 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 103160C60300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randy Bristol and Holly Bristol, husband and wife and Hadley F. Bristol, a single woman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel McNeese** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 603, of Wellington Arms, a Condominium Development, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 316, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Hadley F. Bristol and Randy Bristol and Holly Bristol by Warranty Deed from Reginald F. Murphy, Jr., dated July 24, 2019, and recorded on July 25, 2019, of record in Instrument No. 20190725-0073435, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan of record. All restrictions and easements of record.

This is improved property, known as 4225 Harding Pike, # 603, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 2026.

Hadley F. Bristol

State of Tennessee
County of Davidson

On this 15th day of September, 2026, before me the undersigned authority, personally appeared **Hadley F. Bristol**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

My Commission Expires: _____

Notary

WITNESS THE EXECUTION HEREOF this 18 day of September, 2026.

Randy Bristol

Holly Bristol

State of Oklahoma
County of Cleveland

On this 18 day of September, 2026, before me the undersigned authority, personally appeared **Randy Bristol and Holly Bristol**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11/04/2028

Notary

CANDICE J PETERSON
Notary Public, State of Oklahoma
Commission # 20013620
My Commission Expires 11-04-2028

State of Tennessee
County of Davidson

AFFIDAVIT

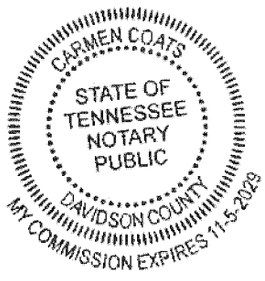
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Sworn and subscribed before me this ____ day of September, 2026.

Notary

My Commission Expires: 11/5/29



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 25, 2026

Affiant Signature

5th day of October, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028