This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9427-AP

Karen Johnson Davidson County
Batch# 503392 DEEDWARR
10/29/2020 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20201029-0126063

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2020.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brixton Holdings, LLC 1106 Pennock Ave Nashville TN 37207	New Owner	082-03-0-287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timra Stump, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brixton Holdings, LLC, a Wyoming Limited Liability Company**, hereinafter called the Grantee(s), his/her/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, State of Tennessee, described as follows to-wit:

Being Lot No. 23 on Crutcher Bros. Plan of Lots in Northeast Nashville, being a subdivision of part of the Lucy H. Lindsley property, as of record in Book 161, Page 158, Register of Deeds, Davidson County, Tennessee. Said Lot No. 23 fronts fifty feet on the west side of Pennock Avenue and runs back between parallel lines one hundred fifty feet to an alley.

Being the same property conveyed to Timra Stump, unmarried, by deed from Dan Cohen, a single person, of record in Instrument No. 20130320-0027457, Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on March 20, 2013.

This is improved property located at: **1106 Pennock Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 22 day of October, 2020.

GRANTOR:

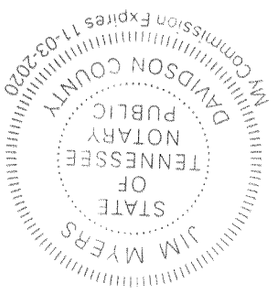
Timra Stump

Timra Stump

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timra Stump, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of October, 2020.



Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

