Karen Johnson Davidson County
Batch# 868909 DEEDWARR
06/09/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $4,329.00
20220609-0065708

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

State of Tennessee
County of ~~Williamson~~ Davidson &c
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 5-5-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Sterling and Alexandra Sterling	Legacy Home Loans LLC	083-06-0-208.00
(NAME)	(NAME)	
208 Gentry Ave	1036 Stearman Dr, Suite 6	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37206	White House, Tn 37188	
(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, **Brixton Holdings LLC, a Wyoming limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Sterling and Alexandra Sterling, husband and wife,** 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:

Land in Davidson County, Tennessee, being the southerly part of Lot "G" in the First Subdivision of Brownsville, as per plan in Book 21, page 112, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin located 250 feet, N 1 deg. 29' E, from the northeast intersection of Gentry Street, and Waters Avenue, said point of beginning being the southwest corner of Lot "G", running thence with the easterly margin of Gentry Street, North 1 deg. 29' E. 56 feet to an iron pin; thence South 88 deg. 00' E, 79.9 feet to an iron pin; thence S 2 deg. 00' W. 13 feet to an iron pin; thence South 88 deg. 15' E, 117.1 feet to an iron pin located in the westerly margin of Porter Road; thence with the westerly margin of Porter Road, South 27 deg. 00' W. 48 feet to an iron pin; thence North 88 deg. 00' W. 174 feet to the point of beginning.

BEING the same property conveyed to Charles Wardlaw by Warranty Deed from Marshall Lockard, Administrator of the Estate of Lisa Shirley Mayberry, dated December 10, 2019, of record in Instrument No. 20191212-0128373, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Brixton Holdings, LLC, by Quitclaim Deed from Charles Wardlaw, dated December 15, 2019, of record in Instrument No. 20191227-0133935, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 208 Gentry Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing in Book 21, page 112; restrictions of record in Instrument No. 20201208-014532 AND Insturment No. 20201216-0148437; all of record in the Register's Office for 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 hands this 31st day of May, 2022.

Brixton Holdings LLC, a Wyoming
limited liability company

By: Arabella Mary Wardlaw, Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Arabella Mary Wardlaw, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Manager of Brixton Holdings LLC, a Wyoming limited liability company and that she as such Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 31st day of May, 2022.

Notary Public
My Commission Expires: _____

File No.: 36337

PONDA CULBERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

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 06/02/2022 ____ (date of document).

Affiant Signature

06/02/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025