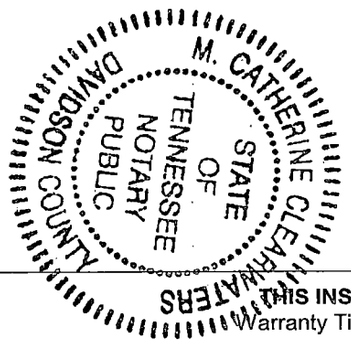
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2022

M. Catherine Clearly
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Nathaniel E. Brown and Caitlin A. Anderson		81-3-149
(NAME)	(NAME)	
1102 Kellow Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221674

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, **Timo6, LLC** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Nathaniel E. Brown and Caitlin A. Anderson**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Westerly 35 feet of the Easterly 85 feet of Lot Nos. 47 and 48 on the Plan of Buena Vista of record in Plat book 57, page 26, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said parts of Lot No. 47 and 48 front 35 feet on the Northerly margin of Kellow Street and extend back Northward 100 feet to a dead line.

BEING the same property conveyed to Timo6, LLC by Warranty Deed from Patrick Brakefield and Stephanie H. Brakefield, dated May 17, 2021 and filed of record in Instrument No. 20210519-0067666, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1102 Kellow Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 918350 **DEEDWARR**
09/19/2022 11:55:57 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220919-0104101

Witness my hand this 16th day of September, 2022

Timo6, LLC

BY: Matthew Bolton, Managing Member

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Timo6, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 16th of September, 2022.

Teresa Glass
Notary Public
My Commission Expires:
10-23-23

TERESA GLASS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023