This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19785-AP

Karen Johnson Davidson County
Batch# 948258 DEEDWARR
12/06/2022 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20221206-0127187

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2022.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hrant Joseph Arakelian Mary Elizabeth Endicott 1219 Winding Way Rd Nashville, TN 37216	New Owner	061-08-0-120

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, **Brixton Holdings LLC, a Wyoming Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hrant Joseph Arakelian and Mary Elizabeth Endicott, husband and wife**, 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 located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Being the Easterly 20 feet and 21.2 feet rear of Lot 10, all of Lot 11 and the Westerly 20 feet front and 29.5 rear of Lot 12, Block D, Plan of Jackson Park, Section 2, as shown on the plat of the same of record in Plat Book 843, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description, and being more particularly described as follows:

Said part of Lot 10, Lot 11 and Lot 12 front together 100 feet on the Northerly side of Winding Way and run back between parallel lines 180 feet, more or less, on the Westerly line and 195 feet, more or less, on the Easterly line to a line at the rear measuring 114.7 feet thereon.

Being the same property conveyed to Brixton Holdings, LLC by Warranty Deed from Grace W. Whatley n/k/a Grace Ellen Comer, married and Faith C. Whatley, married, dated November 21, 2019, recorded November 26, 2019, of record in Instrument No. 20191126-0122107, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1219 Winding Way Road, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Property taxes for the year 2022 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 28th day of November, 2022.

GRANTOR:

Brixton Holdings LLC,
a Wyoming Limited Liability Company

By: _____
Charles Cunningham Wardlaw, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Cunningham Wardlaw, Authorized Signor 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 is the Authorized Signor of Brixton Holdings LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of November, 2022.

_____
Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202212060127187

Certificate of Authenticity

I, Joshua A. Terry, 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 11/28/2022.

Affiant Signature

12/5/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/5/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON