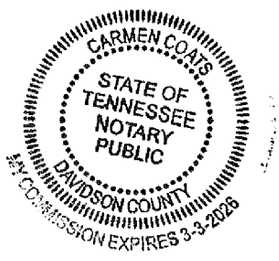
Karen Johnson Davidson County
Batch# 986593 DEEDWARR
03/30/2023 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20230330-0023130

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2023.

Carmen Coats
Notary Public

My commission expires: 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Noah Robert Black Marshall Ratliff Bright	First Horizon Bank	083-10-0-297.00
909A Russell Street	12719 Cantrell Road #200	
Nashville, TN 37206	Little Rock, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **1702 FORREST LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOAH ROBERT BLACK AND MARSHALL RATLIFF BRIGHT, A MARRIED COUPLE**, 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, Tennessee, being Lot No. 79 on the Plan of Lockeland, Chadwell Home Place of record in Plat Book 57, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 79 fronts 50 feet on the Southerly side of Forrest, formerly Morrow Avenue, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Kenneth M. Brocius and Rose M. Brocius, husband and wife by Warranty deed from Morris Kraft, Maxie D. Biener, and Bruce E. Buchman and Lee S. Kraft, Trustees of record in Book 8003, page 37, Register's Office for Davidson County, Tennessee, dated December 07, 1989 and recorded on December 12, 1989.

Being the same property conveyed to Nicole Piersiak by Warranty deed from Kenneth M. Brocius and Rose M. Brocius, husband and wife of record in Instrument No. 20210309-0030517 Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 09, 2021 and Corrected on March 22, 2021 in Instrument No. 20210322-0037748.

Being the same property conveyed to 1702 Forrest, LLC, a Tennessee Limited Liability Company by Warranty deed from Nicole Piersiak, unmarried of record in Instrument No. 20220309-0027235, Register's Office for Davidson County, Tennessee, dated March 08, 2022 and recorded on March 09, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1702 Forrest Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of March, 2023.

1702 Forrest LLC, a Tennessee Limited Liability Company

By: _____
Nicole Piersiak, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole Piersiak, Authorized Member, 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 the Authorized Member of 1702 Forrest LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2023.

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 March 30, 2023 (date of document).

Affiant Signature

March 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023