Karen Johnson Davidson County
Batch# 1001056 DEEDWARR
05/09/2023 10 47 56 AM 2 pgs
Fees $13.00 Taxes $3,145.00
20230509-0034441

WARRANTY DEED

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25

(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
Stephen Luke Waggoner	new owner	061-12-0-129.00
(NAME)	(NAME)	
1233 Riverwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 **Stephen Luke Waggoner and Sarah Bernard Waggoner, 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 Lot No 50B on the Plan of Minor Subdivision Plat of Lot 50 and a Portion of Lot 70 of Eastdale Place, of record in Plat at Instrument No. 20190221-0015926, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Andrew Millers Akers by Warranty Deed from Gillian V. Dorsey, unmarried, dated May 14, 2015, of record in Instrument No 20150518-0045362, Register's Office for Davidson County, Tennessee AND being a portion of the property conveyed to Brixton Holdings, LLC, by Warranty Deed from Andrew Miller Akers, unmarried, dated November 21, 2019, of record in Instrument No. 20191125-0121387, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1233 Riverwood, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20190221-0015926 in the Register's Office for Davidson 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 5th day of May, 2023

Brixton Holdings LLC, a Wyoming
limited liability company

By Charles Cunningham Wardlaw
Its Authorized Signer

State of Tennessee
County of Williamson

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

WITNESS my hand and official at Franklin, Tennessee, seal this 5th day of May, 2023

Notary Public
My Commission Expires 2.28.2027

File No · 37470

