Karen Johnson Davidson County
Batch# 1037715 DEEDWARR
08/14/2023 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230814-0062797

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2899

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of August, 2023

Notary Public

Commission Expires: 6/29/27

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Music City Flats, LLC<br>65 Lindsley Avenue, #214<br>Nashville, TN 37210 | Music City Flats, LLC<br>19880 Bethpage Ct.<br>Ashburn, VA 20147. | 093-11-0H-013.00-CO |

# WARRANTY DEED

FOR AND IN 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,

**Braylor Enterprises LLC, a Tennessee limited liability company**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Music City Flats, LLC, a Limited Liability Company**

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 214 of Muse - Rutledge Hill, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse - Rutledge Hill, a Horizontal Property Regime, of record in Instrument No. 20211001-0132086, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Braylor Enterprises LLC, a Tennessee limited liability company by Quitclaim deed from Christopher Alan Brum-Taylor and Matthew Joseph Brum-Taylor, a married couple of record in Instrument No. 20220211-0016069 Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on February 11, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 65 Lindsley Avenue, #214, Nashville, TN 37210

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 so 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.

Dated this the 10th day of August, 2023.

Braylor Enterprises, LLC, a Tennessee Limited Liability Company

By: Matthew Joseph Brum-Taylor, Member
Matthew Joseph Brum-Taylor, Member

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson (MB)

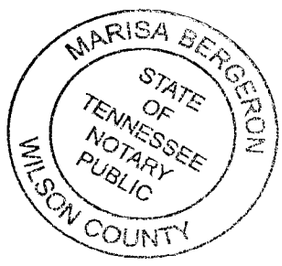
Before me, Marisa Bergeron of the state and county mentioned, personally appeared Matthew Joseph Brum-Taylor, Member of Braylor Enterprises, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Braylor Enterprises, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Joseph Brum-Taylor, Member of Braylor Enterprises, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Mt. Juliet, this 10th day of August, 2023.

Notary Signature

Printed Name: Marisa Bergeron

My commission expires: October 25, 2026



## CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 8/10/2023.

Jennifer A Hoffman
Affiant
Date: 8/11/2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 11th day of August, 2023

Brenda Shelby
Notary Public

My Commission Expires: _____

