Karen Johnson Davidson County
Batch# 1042152 DEEDWARR
08/24/2023 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230824-0066298

# Warranty Deed

| | |
|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $465,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this the 17th day of August, 2023.<br>Notary Public<br><br>My commission expires: |

**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: |
|---|---|---|
| Braden Development, LLC | New Owner(s) | 070-08-0-153.00 |
| PO BOX 918 | | |
| Goodlettsville, TN 37070 | | |

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, **LOCAL FOX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly part of Lots Nos. 96 through 102 on the map of part of Free Silver Plan of record in Book 161, Page 76, Register's Office for said County.

Said parts of said lots adjoin and front together 188.1 feet on the South side of Trinity Lane and runs back between lines 43.3 feet on the West line of Lot No. 96, and 102 feet on the East line of Lot No. 102, to an alley in the rear on which they measure 175 feet.

Being the same property conveyed to Ronald B. Webb, Sr. and wife, Anna Marie Webb by Warranty Deed from James D. Campbell and wife, Bernice Campbell of record in Book 9675, page 621, Register's Office for Davidson County, Tennessee, dated May 16, 1995 and recorded on May 18, 1995.

Said Ronald B. Webb, Sr. died May 5, 2017 vesting Anna Marie Webb as the surviving tenant.

Being the same property conveyed to Agha Payam, LLC, a Tennessee limited liability company by Warranty Deed from Anna Marie Webb, a unmarried woman of record in Instrument No. 20230612-0044344 Register's Office for Davidson County, Tennessee, dated June 09, 2023 and recorded on June 12, 2023.

Being the same property conveyed to Local Fox, LLC, a Tennessee Limited Liability Company by Warranty Deed from Agha Payam, LLC, a Tennessee limited liability company of record in Instrument No. 20230823-0066052 Register's Office for Davidson County, Tennessee, dated August 17, 2023 and recorded on August 23, 2023.

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 706 West Trinity Lane, Nashville, TN 37207, 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 17th day of August, 2023.

Local Fox, LLC, a Tennessee Limited Liability Company

By: _____
Philipp Marceta, Sole Member

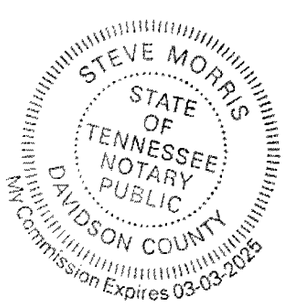
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philipp Marceta, 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 Sole Member of Local Fox, LLC, a Tennessee Limited Liability Company, and that he, 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 17th day of August, 2023.

_____
Notary Public

My Commission Expires: 3.3.25



## 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 August 24, 2023 (date of document).

Affiant Signature

August 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of August, 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