Warranty Deed

Karen Johnson Davidson County Batch# 1063696 DEEDWARR 10/23/2023 11:04:30 AM 3 pgs Fees: $18.00 Taxes: $1,961.00 20231023-0082801	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $530,000.00. Affiant Subscribed and sworn to before me, this the 10th day of October, 2023. Notary Public My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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:
Faith Benson	New Owner(s)	061-16-0I-001.00-CO
1304 Cardinal Ave.	Property	
Nashville, TN 37216		

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, **BRASS TACKS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FAITH BENSON, AN UNMARRIED WOMAN**, 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 Unit No. A on the Plan of Homes at 1304 Cardinal Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230109-0001703, 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 the same property conveyed to Suzzann M. Behaylo, a single woman, by Warranty Deed from Patsy E. Wright of record in Instrument No. 20100510-0035390, Register's Office for Davidson County, Tennessee, dated May 05, 2010 and recorded on May 10, 2010.

Being the same property conveyed to Memphis Investment Properties III LLC, a Tennessee limited liability company by Warranty Deed from Suzzann M. Behaylo, a single woman, of record in Instrument No. 20220329-0035819, Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on March 29, 2022.

Being a part of the same property conveyed to Flash Home Equity, LLC, a Tennessee limited liability company by Warranty Deed from Memphis Investment Properties III, LLC a Tennessee limited liability company, dated January 17, 2023 and recorded January 18, 2023 in Instrument No. 20230118-0004041, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brass Tacks Construction LLC, a Tennessee limited liability company by Warranty deed from Flash Home Equity, LLC, a Tennessee limited liability company of record in Instrument No. 20230321-0020201 Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 21, 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 1304 Cardinal Avenue, Nashville, TN 37216, 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 10th day of October, 2023.

Brass Tacks Construction, LLC, a Tennessee Limited Liability Company

By: _____
Alexander Walker, Sole Member

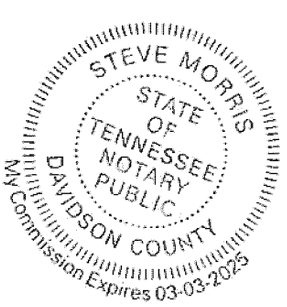
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alexander Walker, 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 Brass Tacks Construction, 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 10th day of October, 2023.

_____
Notary Public

My Commission Expires: 1.5.26



Certificate of Authenticity

I, Emily Manno, 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 **10/10/23**.

Date

Affiant Signature

10/10/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

