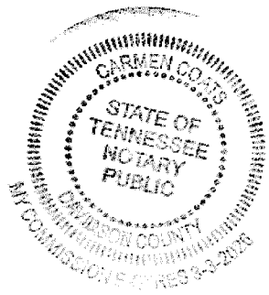
Karen Johnson Davidson County
Batch# 1099643 DEEDWARR
02/09/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240209-0009251

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**300,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024010003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brass Tacks Construction LLC	NEW OWNER	
(NAME) 2903 Stanwyck Dr	(NAME)	060-11-0-021.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THOUSAND AND NO/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LUTHER WHITELOW, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRASS TACKS CONSTRUCTION LLC**, 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(s) 88, as shown on the map entitled the Plan of Hillhurst Acres, Section 2, of record in Plat Book 2331, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LUTHER WHITELOW, by deed from RUBY M. DEWIRE, TRUSTEE OF THE DEWIRE FAMILY TRUST, of record in Instrument No. 20020912-0111039, dated August 28, 2002, said Register's Office. LUTHER WHITELOW further conveyed CAROL M. WHITELOW, AN UNDIVIDED INTEREST, by quitclaim deed of record in Instrument No. 20030521-0069423, dated May 14, 2003, said Register's Office. CAROL M. WHITELOW further conveyed to LUTHER WHITELOW, by quitclaim deed from LUTHER WHITELOW, of record in Instrument No. 20110216-0013347, dated July 26, 2011, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2903 Stanwyck Dr, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this 6 Day of February, 2024.

Luther Whitelow by Natasha Green as Attorney in Fact

Luther Whitelow by Natasha Green as Attorney in Fact
By POA

STATE OF Tennessee

County OF Davidson

Before me, Tuwana J. Bryant, a Notary Public for the above County and State, do hereby certify that **Natasha Green as Attorney in Fact for Luther Whitelow** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as said **Attorney in Fact.**

Witness my hand and official seal, this the 6th Day of February, 2024.

Tuwana J. Bryant
Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

My Commission Expires: 05-09-2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 6, 2024** (date of document).

Affiant Signature

February 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25