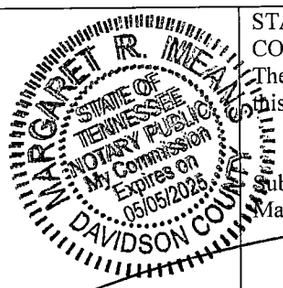
20241103R



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me this the 26th day of March, 2024.

Notary Public

My commission expires: _____

Karen Johnson
Batch # 1116528
03/28/2024 02:48:39 PM
Fees: $18.00 Taxes: $1,147.00

Davidson County
DEEDWARR
3 pgs

20240328-0021760

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 23-TR-22-5506

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
615 Property and Real Estate, LLC	New Owner	**091-10-0-121**
1631 6th Ave N		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Norma Lynn Brantley, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

615 Property and Real Estate, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section One, Urbandale of record in Plat Book 1835, Page 40, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 60 feet on the northerly margin of Winn Avenue and extends back 146.08 feet on the easterly line and 86 feet on the westerly line to a dead line, measuring 94.87 feet thereon.

Being the same property conveyed to Delmar H. Tidwell and wife, by Warranty deed from Garland Teasley, Jr. and wife, Shirley Ann Teasley of record in Book 2825, page 467, Register's Office for Davidson County, Tennessee, dated December 13, 1958 and recorded on December 13, 1958.

Delmar Hugh Tidwell died March 22, 2006, leaving Myra Johnson Tidwell as the surviving tenant by the entirety.

Myra Johnson Tidwell died October 13, 2014, her estate being administered through Davidson County Probate Court, Docket No. 14P-1955, subject property devised to her daughter, Norma Lynn Brantley, by Last Will and Testament of Myra J. Tidwell. Order to Open Estate in Instrument No. 20160119-005387 and Last Will and Testament of Myra J. Tidwell recorded in Instrument No. 20160119-0005386.

Norma Lynn Brantley, who executes this deed as Grantor is the sole beneficiary of the Estate of the said Myra Johnson Tidwell.

Scott Brantley, spouse of Norma Lynn Brantly, joins in this conveyance for the purposes of conveying any and all marital interest in said property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and

zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 5506 Winn Avenue, Nashville, TN 37209
.

[signatures appear on the following page]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF 26th day of March, 2024:

Norma Lynn Brantley

Norma Lynn Brantley

Scott Brantley

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Norma Lynn Brantley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of March, 2024.

My Commission Expires: 5/24/25

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Scott Brantley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of March, 2024.

My Commission Expires: 5/24/25

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY