Warranty Deed

Karen Johnson Davidson County Batch# 1127714 DEEDWARR 04/26/2024 10:09:30 AM 3 pgs Fees: $18.00 Taxes: $11,828.90 20240426-0030298	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,197,000.00. Affiant Subscribed and sworn to before me, this the 25th day of April, 2024. Notary Public My commission expires:

Sondra Mounger
Notary Public
Maury County, State of Tennessee
My Commission Expires January 22, 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:
Jackson Ray, LLC	SAME AS NEW OWNER	083-09-0-481.00
122 South 12th Street		
Nashville, TN 37206		

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, **COREY E. BRADY AND SUSAN K. BRADY, TRUSTEES OF THE BRADY JOINT REVOCABLE TRUST DATED JANUARY 28, 2021**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKSON RAY, LLC**, 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 tract of Land as shown on Property Map 83-09, Assessor's Office, and lying on South 12th Street in Davidson County, Nashville, Tennessee. Bounded in general by South 12th Street on the East; Gordon Gilbreath and Richard E. McCoy III on the South; a 20 feet Alley on the West; Timothy E. Tanton on the North. Being Lots 43 and 44 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set on the West margin of South 12th Street (25 feet from the center) the Southeast corner of Lot 45 of the Plan of East Edgefield, located North 04 degrees 48 minutes 34 seconds East 100.00 from an iron pin set at the West margin of South 12th Street and the North margin of Russell Street, thence leaving South 12th Street and with the North line of Lot 45, North 85 degrees18 minutes 58 seconds West 125.00 feet to an iron pin set, the Southeast corner of Richard E. McCoy III (Ref. Deed Book 9665, page 277, R.O.D.C.); thence continuing with McCoy's North line and Lot 45, North 85 degrees18 minutes 58 seconds West 45.00 feet to an iron pin set on the East margin of an alley; thence leaving McCoy and with the East margin of said alley North 04 degrees 48 minutes 34 seconds East 100.00 feet to an existing iron pin/cap (Insignia "Volunteer"), the Southeast corner of Timothy E. Tanton (Ref. Deed Book 11139, page 135, R.O.D.C.) and the Southwest corner of Lot 42; thence leaving the alley and with Tanton's South line and Lot 42, South 85 degrees 18 minutes 58 seconds East 170.00 feet to an existing iron pin on the West margin of South 12th Street.
Thence leaving Tanton and with the West margin of South Street South 04 degrees 48 minutes 34 seconds West 100.00 feet to the point of beginning, containing .039 acres, more or less, and being the Gordon Gilbreath and Elizabeth Gilbreath property as recorded in Instrument No. 0030923-0140106, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. No. 1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated May 6, 2004.

Being the same property conveyed to Corey E. Brady and Susan K. Brady, husband and wife by Warranty Deed from Gordon Gilbreath and Elizabeth Gilbreath, husband and wife, dated June 3, 2016 and recorded June 9, 2016 in Instrument No. 20160609-0058153, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Corey E. Brady and Susan K. Brady, Co-Trustees of the Brady Joint Revocable Trust, created January 28, 2021 by Quitclaim Deed from Corey E. Brady and Susan K. Brady, dated May 6, 2021 and recorded May 11, 2021 in Instrument No. 2021011-0062932, Register's Office of Davidson County, Tennessee.

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 122 South 12th Street, Nashville, TN 37206, 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 25th day of April, 2024.

Brady Joint Revocable Trust dated January 28, 2021

By: TRUSTEE
Corey E. Brady, Trustee

By: TRUSTEE
Susan K. Brady, Trustee

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Corey E. Brady and Susan K. Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the Brady Joint Revocable Trust dated January 28, 2021, and that he/she, 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 24th day of April, 2024.

NWADIUTO O ONUOHA
Notary ID #133126945
My Commission Expires
May 27, 2025

Notary Public

My Commission Expires: 05-27-25

Certificate of Authenticity

I, Holly Ray, 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 04/25/2024.

Date

Holly Ray

Affiant Signature

04/25/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of April, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY