Karen Johnson
Batch # 1129041
04/30/2024 02:12:03 PM
Fees: $13.00 Taxes: $11,285.00
Davidson County
DEEDWARR
2 pgs
20240430-0031458

Warranty Deed

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,050,000.00. Affiant Subscribed and sworn to before me, this the 26th day of April, 2024. Notary Public My commission expires: 11-3-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-C-24-808

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Brett G. Kelley Living Trust, dated September 30, 2020	SAME AS NEW OWNER	10216002700
808 Brook Hollow Road		
Nashville, TN 37205		

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, **BRADEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT G. ~~KELLY~~* KELLEY, TRUSTEE OF THE BRETT G. KELLEY LIVING TRUST, DATED SEPTEMBER 30, 2020**, 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 Lot No. 197 on the Map of Horton Heights, Section C, as of record in Book 2133, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 197 fronts 123 feet on the Easterly side of Brookhollow Road and extends back between lines 366.3 feet on the Northerly side and 293.4 feet on the Southerly side to a dead line in the rear, on which it measures 143 feet.

Being the same property conveyed to George R. Butler and wife, Belinda Butler by Warranty Deed from Samuel K. Zimmerman and wife, Barbara J. Zimmerman of record in Book 4701, Page 470, Register's Office for Davidson County, Tennessee, dated April 18, 1973 and recorded on April 25, 1973.

Belinda Ann Wilson Butler having died on or about October 15, 2018, leaving George R. Butler as surviving tenant by the entirety.

Being the same property conveyed to 2K Development LLC by Warranty Deed from George R. Butler of record in Instrument No. 20220418-0044438 Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on April 18, 2022.

Grantee name revised to be Braden Development, LLC, a Tennessee limited liability company by Instrument of Correction of Warranty Deed recorded on May 13, 2022 in Instrument No. 20220513-0055478, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Braden Development, LLC, a Tennessee limited liability company by Quitclaim Deed from 2K Development LLC of record in Instrument No. 20220518-0057304 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on May 18, 2022.

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 808 Brook Hollow Road, Nashville, TN 37205, 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.

Braden Development, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Williams, 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 Brandon Williams, 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 Braden Development, 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 25th day of April, 2024.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025