Name and Address of New Owner:
Matthew Murphy Brennan
3705 Murphy Road
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05112005200

Karen Johnson Davidson County
Batch# 1136453 DEEDWARR
05/17/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240517-0036940

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steady Grace, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Murphy Brennan, married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, described as follows, to wit: Being part of Lot 3 on the Plan of the Lands of N.O. Love, deceased as of record in Minute Book 7, Page 176, County Court for Davidson County, and described according to Survey by John Kohl dated March 18, 1983, as follows: Beginning on the Northerly line of property conveyed to Newman Cheek by deed from K.H. Dodson and wife, of record in Book 772, Page 315, Register's Office for said County, and at a point North 74 Degrees 26.5' West 801.41 feet from the Southeast corner of the original 15-acre tract conveyed to Mrs. W.A. Core by deed from R.E. Love and wife, of record in Book 670, Page 69, said Register's Office; thence with the Northerly margin of said Cheek property, North 74 Degrees 26.5' West 85 feet; thence Northerly 168.22 feet more or less to the Southerly margin of Coreland Drive; thence with said Coreland Drive South 74 Degrees 32' East 85 feet to a point 812.61 feet West of the Easterly line of said original 15-acre tract as measured along the Southerly margin of Coreland Drive; Thence Southerly 168.22 feet more or less to the beginning.

Being the same parcel conveyed to Steady Grace, LLC by Quitclaim Deed from James Bianco, III, married, dated August 30, 2019, of record in Instrument No. 20191022-0107928, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as: 1314 Coreland Drive, Madison, TN 37115

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of May, 2024.

Steady Grace, LLC,
a Tennessee Limited Liability Company

By: _____
Greg Fairbetter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Greg Fairbetter, Authorized Agent of Steady Grace, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent, and that such Greg Fairbetter, Authorized Agent of Steady Grace, LLC such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of May, 2024.



_____
Notary Signature
My commission expires: 3/22/26

AFFIDAVIT OF VALUE

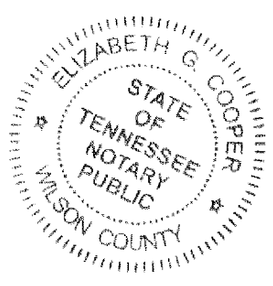
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of May, 2024.

_____
Notary Signature
My commission expires: 4/26/25



Certificate of Authenticity

I, Ryan Lux, 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 **May 17, 2024**.

Date

Affiant Signature

May 17, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

