Karen Johnson Davidson County
Batch# 1141332 DEEDWARR
05/31/2024 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,128.98
20240531-0040678

Warranty Deed

JESSICA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $575,400.00. Affiant Subscribed and sworn to before me, this the 31st day of May, 2024. Jessica Jones Notary Public My commission expires: 05-17-2028

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:
Brandt Bernat	Brandt Bernat	060-11-0-021.00
2903 Stanwyck Drive	2903 Stanwyck Drive	
Nashville, TN 37207	Nashville, TN 37207	

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, **BRASS TACKS CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDT BERNAT**, 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. 88 on the Plan of Section Two Hillhurst Acres of record in Plat Book 2331, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brass Tacks Construction LLC by Warranty Deed from Luther Whitelow, unmarried of record in Instrument No. 20240209-0009251 Register's Office for Davidson County, Tennessee, dated February 6, 2024 and recorded on February 9, 2024.

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 2903 Stanwyck Drive, Nashville, TN 37207, 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 31st day of May, 2024.

Brass Tacks Construction LLC, a Tennessee Limited Liability Company

By: _____
Alexander Walker, 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 Alexander Walker, 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 Brass Tacks Construction 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 31st day of May, 2024.

_____
Notary Public

My Commission Expires: 7/13/2024



True Copy Certification

I, Zach Grieshaber, 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 document is a true and exact copy of the original document executed and authenticated according to law on 05-31-2024.

Zach Grieshaber
Affiant Signature
Date: 05-31-2024

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31st day of May, 2024.

Jessica Jones
Notary Signature
My Commission Expires: 05-17-2028

