WARRANTY DEED

Karen Johnson Davidson County
Batch# 1145143 DEEDWARR
06/10/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,330.52
20240610-0043263

File No. DH-24-6848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brass Tacks Construction, LLC	**Brass Tacks Construction, LLC**	
(NAME) 4517 Graycroft Avenue	(NAME) **1015 Rosa L. Parks Blvd**	051-14-0-046.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) **Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Mary E. Holt, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brass Tacks Construction, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 236, on the Plan of Gra-Mar Acres, Section 7, as shown on Plat of record in Plat Book 2331, Page 80, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more Particular description.

Being the same property conveyed to Mary E. Loftis, unmarried, by Warranty Deed from Craig Edwin Edwards and wife, Lisa Mizell Edwards of record in Book 10611, page 276, Register's Office for Davidson County, Tennessee, dated September 12, 1997 and recorded on September 17, 1997. The said Mary E. Loftis subsequently married Nelson W. Holt, Jr., who died on MARCH 21, 2022. The said Mary E. Loftis is one and the same as Mary E. Holt. Mary E. Holt is a widow and unremarried.

This is property more commonly known as 4517 Graycroft Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of June, 2024.

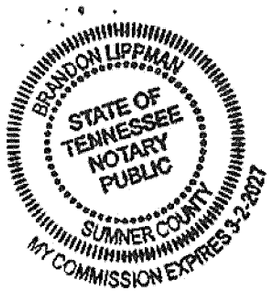
Mary E. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2024, before me personally appeared Mary E. Holt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2024.

Notary Signature
My commission expires: 3-2-27



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 _____.

Date

DHardwick
Affiant Signature

_____
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this _____ day of _____, 20_____.

_____
Notary's Signature

My Commission Expires: 7/11/2024
Date

Notary's Seal (if on paper)

