Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson
Batch # 1174735
08/27/2024 10:00:15 AM
Fees: $18.00 Taxes: $2,164.50

39-B
Davidson County 24-1213
DEEDWARR
3 pgs

20240827-0065762

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William R. Brown, unmarried man and Jonathan Vest, unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Big Diesel Trust, dated August 9, 2024**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 404 of THE 1260 MARTIN CONDOMINIUM, described in the Declaration for THE 1260 MARTIN CONDOMINIUM, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139, 20170919-0095966, 20180227-0018384 and assignment of rights recorded in Instrument No. 20180228-0018775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to William R. Brown and Jonathan Vest, tenants in common with rights of survivorship by Warranty deed from Daniel Riggs and Corrie Riggs, husband and wife of record in Instrument No. 20190731-0075656 Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on July 31, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1260 Martin Street #404, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Big Diesel Trust P.O. Box 340020 Nashville, TN 37203	New Owner	105-07-1A-404.00

WITNESS THE EXECUTION HEREOF this 22nd day of August, 2024.

William R. Brown

State of Tennessee
County of Davidson

On this 22nd day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William R. Brown, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

Jonathan Vest

State of New York
County of _____

On this 22nd day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan Vest, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$585,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of August, 2024.

Notary Public

My Commission Expires: _____

WITNESS THE EXECUTION HEREOF this 22nd day of August, 2024.

William R. Brown

State of Tennessee
County of Davidson

On this 22nd day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William R. Brown, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

Jonathan Vest

State of New York
County of New York

On this 22nd day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan Vest, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/5/24

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public - State of New York
NO. 01GO6271797
Qualified in New York County
My Commission Expires Nov 5, 2024

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 585,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of August, 2024.

Notary Public

My Commission Expires: 3-9-27

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027