Karen Johnson Davidson County
Batch# 1174954 DEEDWARR
08/28/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240828-0066043

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 23 day of August, 2024.

Notary Public

My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brass Tacks Construction, LLC	Brass Tacks Construction LLC	**061-02-0-027.00**
4507 Broomfield Dr.	1015 Rosa L Parks Blvd	
Nashville, TN 37216	Nashville TN 37208	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary Louise Knight, 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"), his 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 Lot No. 289 on the Plan of Gra-Mar Acres, Section Eight of record in Plat Book 2331, Page 110, 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 Eugene Knight, Jr. et ux and Mary Louise Knight by Warranty Deed from Johnny Wayne Yates et ux and Beverly J. Yates of record in Book 5327, page 699, Register's Office for Davidson County, Tennessee, dated August 17, 1978 and recorded on August 21, 1978. Eugene Knight, Jr. passed on November 08, 2012, leaving Mary Louise Knight as sole heir in its entirety.

This is improved property known as **4507 Broomfield Dr., Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23 day of August, 2024.

Mary Louise Knight by William George Le Fort III Her Attorney-In-Fact

Mary Louise Knight by William George Le Fort III, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared William George Le Fort III, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Mary Louise Knight for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Mary Louise Knight, and is authorized by Mary Louise Knight to execute this instrument on her behalf.

See Power of Attorney simultaneously recorded herewith in Instrument No. 202408280066042

Witness my hand and official seal this 23 day of August, 2024.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 24-000603-626

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 **August 23, 2024**.

Date

D Hardwick

Affiant Signature

August 28, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026