Karen Johnson Davidson County
Batch # 1196503 DEEDWARR
10/22/2024 10:00:32 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00
20241022-0081931

**WARRANTY DEED**

'E OF TENNESSEE
NTY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
TER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2024

Notary Public

TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. AP-24-7833

MY COMMISSION EXPIRES: Nov 8 2027
(AFFIX SEAL)

**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 |
|---|---|---|
| 1507 Woodland St Trust | Pinnacle Bank | |
| (NAME) | (NAME) | |
| 1507 Woodland Street | 150 3rd Ave S, Ste 100 | 083-09-0-402.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville TN 37201 | |
| (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, **William Emerson Brock, V and Morgan Lee Anne Loftin Brock, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Kris Wiatr, Trustee of 1507 Woodland Street Trust dated September 23, 2024**, 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. 15 as shown on the map entitled Subdivision of A.V.S. Lindsley 29 Acre Tract, of record in Plat Book 57, Page 66, 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 William Emerson Brock, V and Morgan Lee Anne Loftin Brock, husband and wife by Warranty Deed from David Jacobson and Sarah Jacobson, husband and wife of record in Instrument No. 20211201-0159309 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on December 01, 2021.**

**This is property more commonly known as 1507 Woodland Street, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 15th day of October, 2024.

William Emerson Brock, V

Morgan Lee Anne Loftin Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2024, before me personally appeared William Emerson Brock, V and Morgan Lee Anne Loftin Brock, 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 15th day of October, 2024.

Notary Signature
My commission expires: May 8, 2026

Andrew Suzore
State of Tennessee Notary Public
Davidson County