THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7841-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,025,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF November, 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Brewer	NEW OWNER	
6206 Bresslyn Road		115-12-0-060.00
Nashville, TN 37205		
(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, **116 Heady, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca L. Brewer, married**

HEREINAFTER CALLED THE GRANTEES, 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. 135 on the Plan of West Meade Farms, Inc., Section F of record in Plat Book 1835, Page 71, 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 Robert C. Morgan and Laura C. Morgan by Warranty deed from Elizabeth A. Perkett, Trustee of record in Instrument No. 20130429-0042042 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on April 29, 2013.

Being the same property conveyed to 116 Heady, LLC, a Tennessee limited liability company by Warranty Deed from Robert C. Morgan and Laura C. Morgan, husband and wife, dated 11/04/2024 and filed for record on 11.6.24 in Instrument No. 20241106-0086157, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6206 Bresslyn Road, Nashville, TN 37205**

Karen Johnson Davidson County
Batch # 1202241 DEEDWARR
11/06/2024 09:18:16 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20241106-0086158

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 our hands this the 4 day of Nov, 2024.

116 Heady, LLC, a Tennessee limited liability Company

By: _____
Danny Rosen, Authorized Agent

STATE OF Tennessee.
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared **Danny Rosen**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of the maker, **116 Heady, LLC, a Tennessee limited liability Company,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 4 day of Nov., 2024.

My Commission expires Nov 8, 2027

_____
Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON