State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of November, 2024.

Notary Public:
My Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1205388 DEEDWARR
11/14/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20241114-0088884

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

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Brass Tacks Construction, LLC **1238 Riverwood Drive** **Nashville, TN 37216**	New Owner	061-12-0-167.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harriett Jean Akin, Trustee of the Harriett Jean Akin Trust dated September 7, 2023**, hereinafter called the Grantor(s), has/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(s), his/her/their 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 Number 30 on the map of Eastdale Place, as of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the southerly side of Riverwood Drive, and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Harriett Jean Akin Trust by Quitclaim Deed from Harriett Jean Akin, dated 10/9/2023 and recorded 10/16/2023 in Instrument No. 20231016-0080671, Register's Office for Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:
BEING the same property previously conveyed to Harriett Jean Akin by Co-Executor's Deed from Billy LaRue Akin and Harriett Jean Akin, as Personal Representatives of the Estate of Estelle H. Akin, dated 2/26/1996 and recorded 2/26/1996 in Book 9956, Page 732; and being the same property previously conveyed to Charles F. Akin and wife, Estelle H. Akin by Warranty Deed from Atlas Hampton and wife, Mary Eunice Hampton, dated 5/3/1954 and recorded 5/4/1954 in Book 2277, Page 52, Register's Office for Davidson County, Tennessee. The said Charles F. Akin having reportedly predeceased Estelle H. Akin. The said Estelle H. Akin having since died testate on 9/15/1995. Her estate was probated in Davidson County under Case No. 95P-1980. Pursuant to her will, the subject property was devised to Harriett Jean Akin.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 1238 Riverwood Drive, Nashville, TN 37216

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(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 8th day of November, 2024.

Harriett Jean Akin Trust dated September 7, 2023

BY: _____
Harriett Jean Akin, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Harriett Jean Akin**, with whom I am personally acquainted and who proved herself to be the **Trustee of the Harriett Jean Akin Trust dated September 7, 2023**, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 8th day of November, 2024.

_____
Notary Public at Large

My commission expires: 9/27/24



Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **November 8, 2024**.

Date

Affiant Signature

November 8, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8th** day of **November**, 20**24**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)