This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23444-AP

Karen Johnson Davidson County
Batch# 1208851 DEEDWARR
11/27/2024 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20241127-0092892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2024.

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bristol M. Coon Diane Coon 219 Gentry Ave Nashville, TN 37206	New Owner	083-06-0R-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brixton Holdings, LLC, a Wyoming Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bristol M. Coon, an unmarried man and Diane Coon, a married woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, being Unit 7, together with the appurtenant common elements of Gentry Way, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Gentry Way, of record in Instrument No. 20150324-0025105; as amended in Instrument No. 20160126-0007455; and in Instrument No. 20160518-0049529, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of Gentry Way, attached as Exhibit to said Declaration; as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gentry Way provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, the original plan of record in Book 21, page 112, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

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Being the same property conveyed to Brixton Holdings LLC, a Wyoming limited liability company by Warranty Deed from Nutt Properties, LLC, a Tennessee limited liability company, dated January 13, 2021, recorded January 14, 2021, of record in Instrument No. 20210114-0006551, Register's Office for Davidson County, Tennessee.

This is improved property located at: **219 Gentry Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. The taxes for the year 2024 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 18th day of November, 2024.

GRANTOR:

Brixton Holdings, LLC,
a Wyoming Limited Liability Company

By: _____
Charles Cunningham Wardlaw, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Cunningham Wardlaw, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor of Brixton Holdings, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of November, 2024.

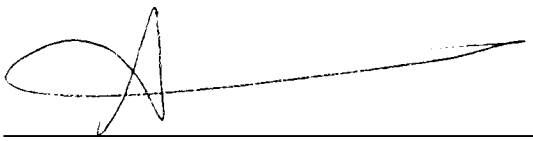
CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

202411270092892

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-27-2024**.



Affiant Signature — **11-27-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11-27-2024**.



Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

