This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $905,000.00.

Michelle Martin
Affiant

Subscribed and sworn before me this the 26th day of November, 2024.

L D Gall
Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1209175
12/02/2024 11:29:35 AM
Fees: $13.00 Taxes: $3,348.50

Davidson County
DEEDWARR
2 pgs

20241202-0093391

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Daniel Warner 869 Joseph Ave. Nashville, TN 37207	Saxton Mortgage, LLC 12636 High Bluff Drive, Suite 400 San Diego, CA 92130	082-03-0K-001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRADY'S INFINITE SOLUTIONS LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT DANIEL WARNER, Single man hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by the Declaration of Covenants, Conditions and Restrictions for 869 Joseph Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220603-0064527, and being shown on Plat attached thereto as Exhibit "B" 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 part of the same property conveyed to Bradys Infinite Solutions, LLC, a Tennessee limited liability company, by Quitclaim Deed from Capital Invest, LLC, Aziz Ashurov, member, dated 01/09/2020 and recorded 01/09/2020 in Instrument No. 20200109-0003267, Register's Office for Davidson County, Tennessee.

Also being part of the same property previously conveyed to Capital Invest, LLC, a Tennessee limited liability company, by Warranty Deed from 786 Properties, LLC, a Tennessee limited liability company, dated 10/31/2019 and recorded 11/04/2019 in Instrument No. 20191104-0113594, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 869 Joseph Ave., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of November, 2024.

Brady's Infinite Solutions LLC

BY: _____
Steven Brady, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven Brady, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, Brady's Infinite Solutions LLC , and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Brady's Infinite Solutions LLC by the said Steven Brady as such SOLE MEMBER

Witness my hand and official seal this 26th day of November, 2024.

My commission expires:
7/17/2028

_____
Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY