This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23636-DJ

Karen Johnson Davidson County
Batch # 1220011 DEEDWARR
12/26/2024 12 50 48 PM 2 pgs
Fees $13 00 Taxes $5,365 00
20241226-0099830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,450,000 00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2024.

Notary Public
My Commission Expires:

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Pistone and Ginger Courtney 913 JACKSON ST. NASHVILLE TN 37208	SAME AS NEW OWNER	082-13-0-052

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, **Braden Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Paul Pistone and Ginger Courtney, husband and wife**, hereinafter called the Grantee(s), 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 the westerly thirty-two feet of Lot No. 16 in Block "A" of the Bransford Realty Company's North Hill Addition, the plan of which is of record in Book 332, page 23, of the Register's Office for Davidson County, Tennessee

Said part of said Lot No. 16 fronts thirty-two feet on the south side of Jackson Street and extends back southerly between parallel lines of 100 feet to an alley

Being the same property conveyed to Braden Development, LLC, a Tennessee limited liability company by Warranty Deed from Barbara Robinson, dated May 2, 2023, recorded May 3, 2023, of record in Instrument No. 20230503-0032910, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **913 Jackson Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. 2024 taxes 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 19th day of December, 2024

GRANTOR:

Braden Development, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Williams, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Williams, Sole Member 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/she/they is the Sole Member of Braden Development, 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 19th day of December, 2024.

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/13/26

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER T-CR-24-913