Karen Johnson Davidson County
Batch# 1226250 DEEDWARR
01/14/2025 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $14,060.00
20250114-0002834

WARRANTY DEED

ALEXIS STEELMAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: February 24, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
4406 Tyne Blvd Trust dated January 13, 2025	New Owner	130-10-0-101.00
(NAME) 4406 Tyne Boulevard	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I/we Edie Brickell, Trustee of The Brookwood Nominee Real Estate Trust dated March 28, 2002**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **4406 Tyne Blvd Trust dated January 13, 2025**, hereinafter called the GRANTEE(S), his/her/their 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. 1 on the Plan of Resubdivision of Lots 1-3 and 40-43 Revised Plat of the New Golf Club Subdivision, as of record in Plat Book 6900, page 539, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Eddie Simon, Trustee for Brookwood Nominee Real Estate Trust by Warranty Deed from Equitable Trust Company, Trustee, TUA Dorothy F. Boensch, dated 11/11/2008, of record in Instrument No. 20081113-0112166, as affected by Affidavit of Scrivener's Error recorded in Instrument No. 20081117-0113066, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4406 Tyne Boulevard, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: 21d2972b-044c-40b7-811f-83b42d34532f

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of January, 2025.

The Brookwood Nominee Real Estate Trust Dated March 28, 2002

By: Edie Brickell
Edie Brickell, Trustee

State of ~~Tennessee~~ Ohio ER
County of ~~Davidson~~ Fairfield

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Edie Brickell, Trustee of the Brookwood Nominee Real Estate Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 13th day of January, 2025.

Esther Rosa
Notary Public:

My Commission Expires: 10/16/2027

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129



ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 21d2972b-044c-40b7-811f-83b42d34532f

CERTIFICATE OF AUTHENTICITY

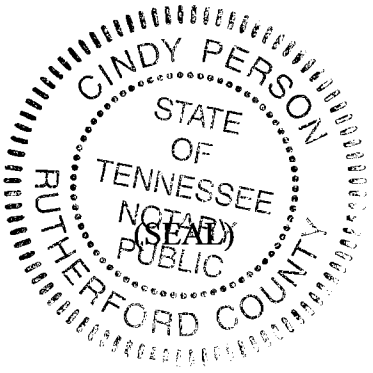
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-13-2025.

Affiant Signature

1/14/2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14 day of January, 2025.



(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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