Karen Johnson Davidson County
Batch# 1227981 DEEDWARR
01/17/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,967.80
20250117-0004061

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,342,649.10

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 17 day of JANUARY, 2025.

Notary Public
My commission expires:
OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Twelve6 Property, LLC	**New Owner**	**11807011000**
2817 Bransford Ave		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Two Arrows Property Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Twelve6 Property, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, 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 Lot No 13, Block A, on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County, to which plat reference is hereby made for a more complete
description thereof.

Being the same property conveyed to Two Arrows Property Holdings, LLC, a Tennessee limited liability company, by Quitclaim deed from James R Smith and Betty G Smith, dated September 10, 2020, of record in Instrument No. 20200916-0105793, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Two Arrows Property Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Mona K Mishu, dated July 13, 2020, of record in Instrument No. 20200714-10076950, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 612 W Iris Dr, Nashville, TN 37204.

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 in 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. 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.

_____ Date: 1/17/25
Two Arrows Property Holdings LLC, a Tennessee limited liability company
By: Christopher Bragg
Its: Member

_____ Date: 1/17/25
Two Arrows Property Holdings LLC, a Tennessee limited liability company
By: LeeAnn Bragg
Its: Member

STATE OF TENNESSEE

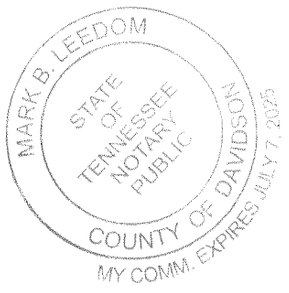
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **CHRSTOPHER BRAGG AND LEEANN BRAGG** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are members of Two Arrows Property Holdings LLC, a Tennessee limited liability company and that they are authorized by Two Arrows Property Holdings LLC, a Tennessee limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of January 2025.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25



I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 JANUARY 17, 2025.

John T. Cook, Esq.
Date: JANUARY 17, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this JANUARY 17, 2025.

Notary Public
My commission expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY