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

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $569,000 00

Affiant

Subscribed and sworn before me this the 14 day of March, 2025

Notary Public
My commission expires 9/21/26

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Emilie Lico	Legacy Home Loans, LLC DBA Steadfast Mortgage	082-03-0-544 00
865 Joseph Ave Nashville, TN 37207	408 Highway 76 White House, TN 37188	

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 EMILIE LICO, AN UNMARRIED WOMAN, 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 Lot No 27 on the Plan of The Nashville Housing Authority Subdivision Number One of record in Plat Book 3700, Page 42, 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 the same property conveyed to Bradys Infinite Solutions, LLC, a Tennessee limited liability company, by deed dated 08/14/2019, from Capital Invest, LLC, Aziz Ashurov, of record in Instrument No 20190814-0081398, and Instrument No 20190709-0066743, Register's Office for said County

Also being the same property conveyed to Capital Invest, LLC, a Tennessee Limited Liability Company, by deed dated 05/13/2019, from Benjamin Atakpu of record in Instrument No 20190515-0045961, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 865 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

Karen Johnson
Batch # 1247996
03/19/2025 11 26 42 AM
Fees $13 00 Taxes $2,105 30

Davidson County
DEEDWARR
2 pgs

20250319-0019658

Witness my hand this the 14 day of March, 2025.

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, a LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Steven Brady as such SOLE MEMBER

Witness my hand and official seal this 14 day of March, 2025

My commission expires 9/21/26

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY