Karen Johnson Davidson County
Batch# 1251650 DEEDWARR
03/25/2025 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250325-0022237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Renee Lurie
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 7TH DAY OF MARCH, 2025.

April Smied
Notary Public

MY COMMISSION EXPIRES: 12-19-2028

(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wild West Realty Group, LLC, a Tennessee limited liability company and Brass Tacks Construction LLC, a Tennessee limited liability company	NEW OWNER (NAME)	
5800 River Rd., Apt 223 (ADDRESS)	195 Empire Drive (ADDRESS)	094-01-0-191.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jerry Karol Stanley, a widowed woman, heir-at-law of Fannie Mai McDaniel, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wild West Realty Group, LLC, a Tennessee limited liability company and Brass Tacks Construction LLC, a Tennessee limited liability company , hereinafter called the Grantees, their heirs and assigns, that 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. 174 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 50 feet on the westerly side of South 13th Street and runs back 150 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Fannie Mai McDaniel, her by Warranty Deed from Francis F. Hemmerly and wife, Jessie Mai Hemmerly of record in Book 4804, page 702, Register's Office for Davidson County, Tennessee, dated April 10, 1974 and recorded on April 11, 1974.

Fannie Mai McDaniel died intestate on or about May 22, 1988 survived by her daughter and only heir, Jerry Karol Stanley. Affidavit of Heirship of record in Book 9440, Page 68 Register's Office for Davidson County, Tennessee, dated May 4th, 1994 and recorded on August 18, 1994.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 728 South 13th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 7th day of March, 2025.

WARRANTY DEED
(Continued)

Jerry Karol Stanley

STATE OF Tennessee
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Karol Stanley, a widowed woman, not remarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of March, 2025.

Notary Public

My Commission Expires: March 28, 2026

(SEAL)

JUSTIN R JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM
My Comm. Expires 3/28/2026

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 7. 2025.

Affiant Signature

25th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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