Karen Johnson
Batch # 1257371
04/08/2025 09 35 13 AM
Fees $13 00 Taxes $1,350 50
Davidson County
DEEDWARR
2 pgs
20250408-0026513

RECORD AND RETURN TO
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No QWB-28810-25

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BM-25-1215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of APRIL 2025

NOTARY PUBLIC

My commission expires 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT PREPARED BY
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Shy Brameli and Anna Brameli 6942 Highland Park Dr. Nashville, TN 37205	Same address as new owner	072-13-0-363 00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($ 365,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **Wylde East, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Shy Brameli and Anna Brameli, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

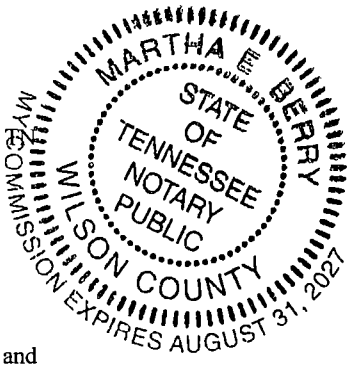
Being part of Lot No 1 in Block A on the Plan of Part of Lot 283, 485, Tim H Moore's Sub Of Part of A. W Johnson & G P. Smith's Subdivision, of record in Book 332, page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Beginning at a point in the east margin of Emmett Avenue 469.5 feet north of the north margin of West Greenwood Avenue, thence Eastwardly 146 5 feet, more or less, to a point, thence Northwardly 57 5 feet to a point, which is 115 feet south of the margin of Emmett Avenue, which point is likewise 115 feet south of the south margin of said alley, thence Southwardly 57 5 feet to the point of beginning

Being the same property conveyed to The Wylde East, LLC, a Tennessee limited liability company, from Tryg Littlefield, married to Bitsy D Littlefield, and Chad Kneller and Jaree Kneller, husband and wife, by Quit-Claim Deed dated October 14, 2021 and recorded December 1, 2021 in Instrument #20211201-0158505, said Register's Office

Being the same property conveyed to Tryg Littlefield, Chad Kneller, and Jaree Kneller, from David Hunter, Executory of the Estate of Buel Ersel Hunter, Jr , by Warranty Deed dated September 4, 2020 and recorded September 14, 2020 in Instrument #20200914-0104226, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body



This is ___unimproved _X__ improved property, known as 1215 Emmett Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 3 day of April, 2025

GRANTOR(S)

Wylde East, LLC, a Tennessee Limited Liability Company

By _____ Partner
Tryg Littlefield, Partner

By _____, partner
Bitsy Littlefield, Partner

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Tryg Littlefield and Bitsy Littlefield, who both acknowledged to be partners of Wylde East, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained on behalf of Wylde East, LLC

WITNESS my hand and seal, this the 3 day of April, 2025

_____
Notary Public

Marla E. Berry
Printed Notary Name

My commission expires August 31, 2027