Karen Johnson Davidson County
Batch# 1275272 DEEDWARR
05/20/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250520-0039503

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-937

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of May, 2025

Notary Public

Commission Expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler Briggs and Elizabeth Briggs 2800 Ironwood Drive Nashville, TN 37214	New Owner	096-06-0-145.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

PASTURE, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Briggs and Tyler James Briggs, wife and husband

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. 26 on the Plan of Donelson Heights of record in Plat Book 1424, Page 35, 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 Pasture, LLC, a Tennessee limited liability company by Warranty Deed from Robert Allen Denning of record in Instrument No. 20130531-0054827 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on May 31, 2013.

Being the same property conveyed to S and S Joint Venture, LLC, a Tennessee limited liability company by Quitclaim Deed from Pasture, LLC, a Tennessee limited liability company of record in Instrument No. 20150113-0003493 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on January 13, 2015.

Being a portion of the same property conveyed to Pasture, LLC, a Tennessee limited liability company by Quitclaim Deed from S and S Joint Venture, LLC, a Tennessee limited liability company of record in Instrument No. 20241202-0093092 Register's Office for Davidson County, Tennessee, dated November 26, 2024 and recorded on December 02, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2800 Ironwood Drive, Nashville, TN 37214

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 so 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.

Dated this the 12 day of May, 2025.

PASTURE, LLC, a Tennessee Limited Liability Company

By: _____
Scott Scovill, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, CORY SCHUYLER of the state and county mentioned, personally appeared Scott Scovill, Owner of PASTURE, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of PASTURE, LLC, the within named bargainor, a Limited Liability Company, and that such Scott Scovill, Owner of PASTURE, LLC as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal, at office in NASHVILLE, this 12 day of May, 2025.

_____
Notary Signature

Printed Name: CORY SCHUYLER

My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Christen Rabe, 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 **May 12, 2025**.

Date

Christen Rabe

Affiant Signature

5/19/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027