Karen Johnson Davidson County
Batch# 1290386 DEEDWARR
06/26/2025 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,834.20
20250626-0050276

Warranty Deed

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $766,000.00. Affiant Subscribed and sworn to before me, this the 20th day of June, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mattie Bush Taylor Martin	**New Owner**	051-14-0-046.00
4517 Graycroft Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRASS TACKS CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTIE BUSH AND TAYLOR MARTIN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 236, on the Plan of Gra-Mar Acres, Section 7, as shown on Plat of record in Plat Book 2331, Page 80, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more Particular description.

Being the same property conveyed to Mary E. Loftis, unmarried by Warranty Deed from Craig Edwin Edwards and wife, Lisa Mizell Edwards of record in Book 10611, page 276, Register's Office for Davidson County, Tennessee, dated September 12, 1997 and recorded on September 17, 1997.

The said Mary E. Loftis subsequently married Nelson W. Holt, Jr., who died on March 21, 2022. The said Mary E. Loftis is one and the same as Mary E. Holt. Mary E. Holt is a widow and unremarried.

Being the same property conveyed to Brass Tacks Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mary E. Holt, an unmarried woman of record in Instrument No. 20240610-0043263 Register's Office for Davidson County, Tennessee, dated June 7, 2024 and recorded on June 10, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4517 Graycroft Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of June, 2025.

Brass Tacks Construction LLC, a Tennessee Limited Liability Company

By: _____
Alexander Walker, Member

By: _____
Matthew Corcoran, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alexander Walker and Matthew Corcoran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Member of Brass Tacks Construction LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of June, 2025.

_____
Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Adde Dilworth, 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 June 20, 2025.

Date

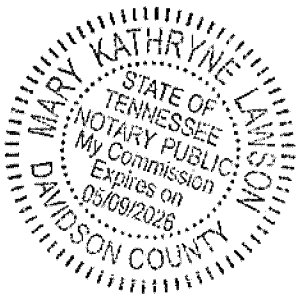
Affiant Signature 06/20/2025
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 20th day of June, 2025.

Notary's Signature

My Commission Expires: _____
Date



Notary's Seal (of on paper)