Karen Johnson Davidson County
Batch# 1294392 DEEDWARR
07/07/2025 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $11,174.00
20250707-0053288

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64098
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Walk Through Fear, LLC 204 South 11th Street Nashville, TN 37206	NEW OWNER

TAX MAP PARCEL NUMBERS: 14400007200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,020,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Estate of Brenda H. Martin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walk Through Fear, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 1 on the Plan of Trimble Compton's Resubdivision of the Northern portion of Lot No. 3 on the Plat of Division of the Lands of Joshua Compton, of record in Book 4675, page 27 to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles C, Martin Jr., and wife, Brenda H. Martin by Warranty Deed from W,P. Russell Jr., and wife, Lynne M. Russell, dated July 29, 1983 and recorded on August 1, 1983, of record in Book 6106, page 383, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated November 12, 1986, recorded November 12, 1986, of record in Book 7038, page 494, said Register's Office, subject property was conveyed to Brenda H. Martin. The said Brenda H. Martin has since died. The Last Will and Testament of Brenda H. Martin of record in Case No 24P1242, in the Seventh Circuit Court for Davidson County, Tennessee, appointed Courtney Elizabeth Sachtleben and Meredith Leigh Meyer as Co-Executors, of said Last Will and Testament.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 27, said Register's Office, which Plan shows a 125 foot minimum building set back line from Tyne Boulevard and a 10 foot right of way dedication for Laura Hill Drive (private). Agreement for Dedication of Easement for Sanitary Sewers and /or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6407, page 225, said Register's Office.

This is improved property, known as 2016 Tyne Boulevard, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2025.

The Estate of Brenda H. Martin

By Courtney Elizabeth Sachtleben, Co-Executor
Courtney Elizabeth Sachtleben, Co-Executor

By Meredith Leigh Meyer, Co-Executor
Meredith Leigh Meyer, Co-Executor

State of Tennessee
County of Davidson

On this 26th day of June, 2025, before me the undersigned authority, personally appeared The Estate of Brenda H. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2026

Notary

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,020,000.00.

Affiant

Sworn and subscribed before me this 26th day of June, 2025.

Notary

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: 3/3/26

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 June 30. 2025.

Affiant Signature

7th day of July, 2025
Date

State of Tennessee

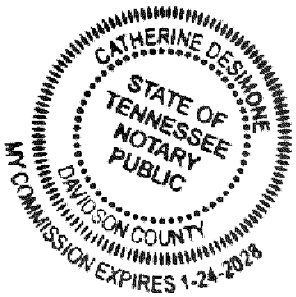
County of Davidson

Sworn to and subscribed before me this 7th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL



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 June 30. 2025.

Affiant Signature

7th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

