Karen Johnson Davidson County
Batch# 1297661 DEEDWARR
07/15/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20250715-0055492

8390

39-B
File #25-1161

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andy Brashier, a single person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ethan Gregory Paul, a single man**, 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 Unit A on the Plan of Louisiana At 54th Cottages, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Louisiana At 54th Cottages, as set forth in Exhibit " B" of record in Instrument No. 20160209-0012584, 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 Andy Brashier, a single person by Warranty Deed from Tracie Small and husband Rafael Yeliz of record in Instrument No. 20140610-0050315 Register's Office for Davidson County, Tennessee, dated June 03, 2014 and recorded on June 10, 2014..

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5312 Louisiana Avenue, Nashville, TN 37209.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Ethan Gregory Paul **5312 Louisiana Avenue** **Nashville, TN 37209**	Old National Bank PO Box 3789 Evansville, IN 47736-3789	**091-07-1B-001.00**

WITNESS THE EXECUTION HEREOF this 8th day of July, 2025.

Andy Brashier

State of Tennessee)
County of Davidson)

On this 8th day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andy Brashier, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 785,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of July, 2025.

Notary Public

My Commission Expires: 3/3/26

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

Certificate of Authenticity

I, Anthony N. Greco, 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 the 8 day of July, 2025

7-8-2025

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 8 day of July, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027