WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303296 DEEDWARR
07/29/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,007.25
20250729-0059812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($42,500.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-6-29

(AFFIX SEAL)

MEMORIE WHITE — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JESSICA PRIDDY (NAME)	**NEW OWNER** (NAME)	**083 06 0R 005.00**
215 GENTRY AVENUE NASHVILLE, TN 37206 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of July, 2025, the undersigned, **BRIXTON HOLDINGS LLC, A WYOMING LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JESSICA PRIDDY, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **215 GENTRY AVENUE, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 5, GENTRY WAY, as established by a Declaration of Covenants, Conditions and Restrictions, as shown on record in Instrument No. 20150324-0025105, as amended in Instrument No. 20160126-0007455 and 20160518-0049529 in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brixton Holdings LLC, by Warranty Deed from Sandy Brainard, unmarried, of record in Instrument No. 20200402-0035245, in the Register's Office of Davidson County, Tennessee, dated April 01, 2020 and recorded on April 02, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of July, 2025.

GRANTOR: BRIXTON HOLDINGS LLC
BY: CHARLES WARDLAW
ITS: MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **CHARLES WARDLAW** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **BRIXTON HOLDINGS LLC** as identified by record of the Wyoming Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **BRIXTON HOLDINGS LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Wyoming, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 14th day of July, 2025.

Notary Public

My Commission Expires



Certificate of Authenticity

I, Holly A. Mason, 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 July 28, 2025.

Affiant Signature

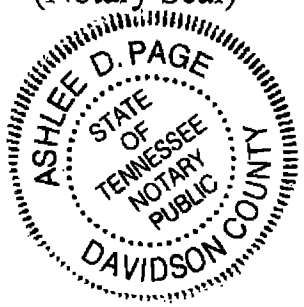
7/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of July, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026