Karen Johnson Davidson County
Batch# 1306688 DEEDWARR
08/07/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250807-0062810

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-16-2028

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 2025.

April Sumrld
Notary Public

MY COMMISSION EXPIRES: 12.16.2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wild West Realty Group, LLC and Brass Tacks Construction LLC	new owner	
(NAME)	(NAME)	094-01-0-246.00
7221 Hwy 70S Apt 505		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tammy Dunn** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Wild West Realty Group, LLC, A Tennessee Limited Liability Company, and Brass Tacks Construction LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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(s) 25, as shown on the map entitled the Plan of Mabelle Subdivision, of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shawna Elizabeth Garrettt, married by Quit Claim Deed from Diane B. Willis aka Diane Burlison, unmarried of record in Instrument No. 20240214-0010214 Register's Office for Davidson County, Tennessee, dated February 06, 2024 and recorded on February 14, 2024.

Being the same property conveyed to David Hurwitz, a married man as his sole and separate Property by Warranty Deed from Shawana Elizabeth Garrett, Individually and as Executrix of the Estate of Allan Andrew Willis of record in Instrument No. 20240214-0010215 Register's Office for Davidson County, Tennessee, dated February 12, 2024 and recorded on February 14, 2024.

Being the same property conveyed to Tammy Dunn, also known as Tamara Dunn by Warranty Deed from David Hurwitz, a married man as his sole and separate Property of record in Instrument No. 20250613-0045978 Register's Office for Davidson County, Tennessee, dated June 10, 2025 and recorded on June 13, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 901 S 13th St, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 31st day of July, 2025.

Tammy Dunn

Tammy Dunn

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

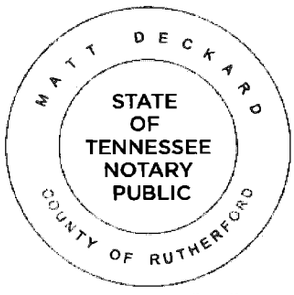
Personally appeared before me (via audio/video communication) a Notary Public in and for said State and County, duly commissioned and qualified, **Tammy Dunn** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, Shaka 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 July 31. 2025.

Affiant Signature

7th day of August, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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