This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1310970 DEEDWARR
08/15/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20250815-0065188

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $585,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13th Day of Aug, 2025

Notary Public

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 10/25/27

NAME AND ADDRESS OF PROPERTY OWNER:
Robert Emmett II
505 N Graycroft Ave
Madison, TN 37115

SEND TAX BILLS TO:
Robert Emmett II
505 N Graycroft Ave
Madison, TN 37115

MAP AND PARCEL NUMBER: 04211000700

WARRANTY DEED
25NT00951

Effective the 13th Day of August, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Spartan Properties LLC, a limited liability company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Emmett II, a married man

Hereinafter called the GRANTEES, their 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 all of Lot No. 59, Section Four, Morning View Subdivision, according to survey and plat of same appearing of record in Book 2330, page 40; amended as to set back line of record in Book 2481, page 307, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description as to details and location of said lot.

Included in the above-described property but specifically excluded therefrom is the following described tract being conveyed in fee simple by Warranty Deed to the State of Tennessee for right-of-way purposes, of record in Book 11152, page 578, said Register's Office, and being more fully described as follows, to-wit:

Beginning at the point of intersection of the existing northwest margin of North Graycroft Avenue and the southwest boundary of the John R. Evans, Et ux property, said point of intersection being 23.57 feet left of North Graycroft Avenue proposed centerline station

109+50.24; thence with said existing margin southwesterly 447 feet more or less to a point, said point being 24.75 feet left of North Graycroft Avenue proposed centerline station 105+02.21; thence with the east boundary of the Cornerstone Church (Assemblies of God) Inc. property north 03 degrees, 22 minutes, 32 seconds east 43.34 feet to a point, said point being 46.86 feet left of North Graycroft Avenue proposed centerline station 105+39.48; thence with the proposed northwest margin of said road (1) north 34 degrees, 03 minutes, 09 seconds east 248.94 feet (2) north 42 degrees, 14 minutes, 31 seconds east 163.49 feet to the point of beginning, containing 8065 square feet, more or less.

Being the same property conveyed to Joan A. Armstrong, a single person by Warranty Deed from Josh B. Smithson, a single man, dated July 16, 2004, recorded July 20, 2004, of record in Instrument No. 20040720-0086658, Register's Office for Davidson County, Tennessee. The said Joan A. Armstrong aka Joan Angela Armstrong having since died testate on February 21, 2021, property passing to Courtney Myers according to the Last Will & Testament of Joan Angela Armstrong, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P615, a certified copy of said Last Will & Testament being of record in Instrument No. 20230601-0041389, said Register's Office.

See also certified copy of Order Admitting Will to Probate of record in Instrument No. 20230601-0041388, said Register's Office.

Being the same property conveyed to Spartan Properties LLC from Courtney Myers, by Warranty Deed dated 03/21/2025 and recorded 04/03/2025 in Instrument No. 20250403-0025532, Register's Office of said County.

This is an improved property commonly known as: 505 N Graycroft Ave, Madison, TN 37115-2508

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13 day of August, 2025

Brent Wheeler, Sole Member, Spartan Property, LLC

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Brent Wheeler, Sole Member, Spartan Property, LLC,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of August, 2025.

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/3/28.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/13/25 (date of document).

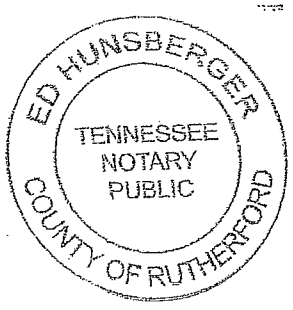
Affiant Signature

8/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Aug, 2025

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26