WARRANTY DEED

Karen Johnson
Batch # 1316904
09/02/2025 11 00 26 AM
Fees $13 00 Taxes $4,625 00

Davidson County
DEEDWARR
2 pgs

20250902-0069894

DM-SC-25-1113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Sean Braisted and Whitney Braisted	**Old National Bank**	
(NAME)	(NAME)	**082-04-0-021.00**
1113 North 6th Street	**101 Springhouse Court**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Hendersonville, TN 37075**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN BRAISTED AND WHITNEY BRAISTED, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 153 and the southerly 14 feet of Lot No. 154 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot and part of lot adjoin and front together 45 feet on the easterly side of North Sixth Street and run back between parallel lines 165 feet to an alley

Being the same property conveyed to Joseph Lee Blair and wife Fannie Lue Blair by Warranty Deed from Charles C. Cole and wife, Maude Cole of record in Book 3185, Page 171, Register's Office for Davidson County, Tennessee, dated March 15, 1961 and recorded on March 16, 1961

Being the same property conveyed to James E Blair by Quit Claim Deed from Fannie Lue Blair, deceased also known as Fannie Lou Blair of record in Instrument No. 20090820-0078424 Register's Office for Davidson County, Tennessee, dated August 19, 2009 and recorded on August 20, 2009.

Being the same property conveyed to Suburban Cowboys, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dorothy Graham and Deloris Lenox and Ronald Blair and Carol Blair and Chester Blair and Janyne Steele and Donald Blair, Jr and Shelia Blair and Terrence Blair and Aundria Bostic and Angela Gosey and Janine Gosey and Robert Blair and Jeffrey Blair and Patrice Cheatham and Patricia A Blair And Kenneth Blair and Regina Crutcher and Shirley Renee Jackson and Kimberly Jackson and Jericka Jones and Ralph E. Thompson and Fontella Bailey and Antonio Watson and Joyce Blair of record in Instrument No. 20240703-0050452 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 03, 2024.

Said Affidavit or Heirship recorded in Instrument Nos. 20090820-0078423, 202208260-096702, 20240703-0050434 Through 20240703-0050451, inclusive

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached Structure of record in Instrument Number 20241030-0083512, in the Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20241030-0083512 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1113 North 6th Street, Nashville, Tennessee 37207**.

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF AUGUST, 2025

Suburban Cowboys, LLC

BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of August, 2025

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212