# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on 09/09/2025.

NOTARY PUBLIC

My Commission Expires: 11.3.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1321609 DEEDWARR
09/15/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250915-0073139

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Southern Concrete LLC<br>929 S 13th Court<br>Nashville, TN 37206 | New Owners | 094 05 0 074.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mildred Lanier Brandau Day, devisee of the last will and testament of Alexander F. Brandau, III, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Southern Concrete LLC, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot 86, SECTION ONE REVISED SHELBY HEIGHTS SUBDIVISION, as shown on plat of record in Plat Book 2330, Page 171, 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 Alexander F. Brandau, III, by Warranty Deed from George J. Barnes and wife, Evelyn S. Barnes, of record in Instrument No. 20041020-0126344, in the Register's Office of Davidson County, Tennessee, dated October 08, 2004, and recorded on October 20, 2004. Document was corrected to show Grantor's name as "George J. Barnes" as recorded in Scrivener's Affidavit of record at Instrument No. 20050928-0116344, recorded in Davidson County on September 28, 2005. Alexander F. Brandau, III died on or around February 13, 2025, testate, leaving property to Mildred Lanier Brandau, as stated in Will located in Probate Case No. 25P841, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.
>
> Mildred Lanier Brandau and Mildred Lanier Brandau Day are one and the same person.
>
> Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 929 S 13th Court, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the

does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 09/ 09 /25.

Mildred Lanier Brandau Day

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 09/ 09 /25, before me personally appeared Mildred Lanier Brandau Day, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 09/ 09 /25.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 9/9/25 (date of document).

Affiant Signature

9/9/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of Sept, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

