Karen Johnson Davidson County
Batch# 1324338 DEEDWARR
09/19/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,634.40
20250919-0075066

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $712,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of September, 2025

Notary Public

Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brick by Brick, LLC 2119 Sharondale Drive Nashville, TN 37215	Brick by Brick, LLC 2119 Sharondale Dr Nashville, TN 37215	118-10-0-118.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Bradford W. Smith, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brick by Brick, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 49 on the Plan of Pleasant Valley of record in Book 1424, Page 63, Register's office for said County.

Said Lot No. 49, which is a corner lot, fronts 125.2 feet on the Northerly margin of Crestridge Drive and fronts 60.0 feet on the Westerly margin of Pleasant Valley Road, said frontages being joined by a curve having a length of 38.76 feet, and extends back 160.1 feet on the Northerly line and 100 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Bradford W. Smith by Warranty Deed from Richland Corporation, a Corporation of record in Instrument No. 20140203-0009162 Register's

Office for Davidson County, Tennessee, dated January 30, 2014 and recorded on February 03, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3417 Pleasant Valley Road, Nashville, TN 37204

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 so 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.

Dated this the 29th day of August, 2025.

Bradford W. Smith

Bradford W. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2025, before me personally appeared Bradford W. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2025.

Notary Signature
My commission expires: 2-22-2026



Tennessee Certification of Electronic Document

I, Steven 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 August 28. 2025.

Affiant Signature

19th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

