This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24795-MC

Karen Johnson Davidson County
Batch# 1327279 DEEDWARR
09/26/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20250926-0076913

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2025.

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 01/30/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The LYNN & ANITA BRASSELL FAMILY LIVING TRUST 2025 906 Fatherland Street Nashville, TN 37206	NEW OWNER	082-16-0-262.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eddie J. Gwock and Lisa H. Gwock, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HARRY L. BRASSELL and ANITA G. BRASSELL, or their Successor(s), as Trustees of the LYNN & ANITA BRASSELL FAMILY LIVING TRUST 2025,** hereinafter called the Grantee(s), his/her/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 part of the unplatted ground in Barrow's Addition to Edgefield, now East Nashville, a plan of which is of record in Plan Book 1, Page 13, in the Chancery Court of Nashville, Tennessee, described as follows:

BEGINNING on the southerly margin of Fatherland Street, 150.0 feet easterly from the easterly margin of 9th Street, formerly Priscilla Street; thence with the southerly margin of Fatherland Street, Easterly 50.0 feet; thence Southerly parallel with 9th Street, 190.0 feet to an alley; thence with said alley, Westerly 50.0 feet; thence Northerly 190.0 feet more or less to the beginning.

Being the same property conveyed to Eddie J. Gwock and wife, Lisa H. Gwock by Warranty Deed from Cathy L. Holmes, unmarried, dated October 7, 2009 and recorded October 8, 2009 in Instrument No.20091008-0093770, Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **906 Fatherland Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of September, 2025.

GRANTOR:

Eddie J. Gwock

Lisa H. Gwock

STATE OF Georgia
COUNTY OF FULTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Eddie J. Gwock and Lisa H. Gwock,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24 day of September, 2025.

JANEL MILES NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES 08/29/2028

Notary Public
My Commission expires: 8/29/2028

202509260076913

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/24/25 (date of document).

Jennifer Russell
Affiant Signature

9/26/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

