Karen Johnson Davidson County
Batch# 1328641 DEEDWARR
10/01/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.97
20251001-0078114

WARRANTY DEED

KAYE CLARK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/05/2028 DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF September 2025

Notary Public

MY COMMISSION EXPIRES: 9.5.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Denise Ceule	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBERS
(NAME)	(NAME)	0300009400
263 Fairway Dr. (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James Robert Brown** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Denise Ceule**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN FOUND IN THE CENTERLINE OF AN OLD ROADBED AND THE CENTERLINE OF AN EXISTING GRAVEL DRIVE, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO MICHAEL J. SVOBODA AND WIFE, CHERYL A. SVOBODA, FROM J.W. LARKIN OF RECORD IN BOOK 6243, PAGE 229, RODCT, SAID PROPERTY KNOWN AS PARCEL NO. 255 ON TAX MAP NO. 39;

THENCE NORTH 47°45'0" WEST, 350.00 FEET, MORE OR LESS, (ORIGINAL DEED DIMENSION WAS 512.00 FEET) TO A POINT;

THENCE, NORTH 0°20'0" EAST, 172.00 FEET TO A POINT;

THENCE, NORTH 14°30'0" WEST, 327.00 FEET TO A POINT;

THENCE, NORTH 31°40'0" EAST 163.00 FEET TO A POINT IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD;

THENCE, WITH THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD, INA SOUTHERLY, SOUTHEASTERLY, AND EASTERLY DIRECTION A DISTANCE OF 885.00 FEET, MORE OR LESS, (ORIGINAL DEED DIMENSION WAS 1154.00 FEET) TO A POINT;

THENCE, SOUTH 47°20'0" WEST, 54.57 FEET (ORIGINAL DEED DIMENSION WAS 193.00 FEET) TO AN IRON PIN;

THENCE, SOUTH 40°50'0" WEST, 110.00 FEET TO AN IRON PIN;

THENCE, SOUTH 49°42'6" EAST, 155.30 FEET TO AN IRON PIN;

THENCE, SOUTH 44°20'33" EAST, 77.72 FEET TO AN IRON PIN;

THENCE, SOUTH 16°19'54" EAST, 77.66 FEET TO AN IRON PIN;

THENCE, SOUTH 6°19'47" WEST, 124.85 FEET TO AN IRON PIN;

THENCE, SOUTH 0°48'21" WEST, 197.95 FEET TO AN IRON PIN;

THENCE SOUTH 77°3'45" WEST, 72.99 FEET TO AN IRON PIN;

THENCE, NORTH 13°52'37" WEST, 554.94 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

Being the same property conveyed to James R.Brown, a married man and Denise Ceule, a single woman, by virtue of that certain Warranty Deed dated December 21, 2016, and being of record at Instrument No. 20161230-0137295 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that this property is not his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6750 Old Hickory Blvd Nashville, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 30th day of September, 2025.

James Robert Brown

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me (via audio/video communication) a Notary Public in and for said State and County, duly commissioned and qualified, **James Robert Brown** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2025.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly Allison, 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 9/30/25.

Affiant Signature

9/30/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of September, 2025

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25