Karen Johnson Davidson County
Batch# 1333837 DEEDWARR
10/15/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20251015-0081982

WARRANTY DEED

Andrew Suzore
State of Tennessee Notary Public
Davidson County

File No. KS-25-10280

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethos Design Build LLC	**New Owner**	
(NAME) 6008 Hickory Valley Road	(NAME)	103-13-0-001.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, I/we, **Clara Brown, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ethos Design Build LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 58 on the Plan of Hillwood Estates, Section Five of record in Plat Book 2133, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clara Brown, a single woman by Warranty Deed from Todd A. Bricker, unmarried and Richard W. Sebastian, married of record in Instrument No. 20060711-0083381 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 11, 2006.

This is property more commonly known as 6008 Hickory Valley Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of October, 2025.

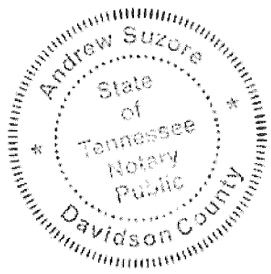
Clara Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2025, before me personally appeared Clara Brown, 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 10th day of October, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Alli Pinkston, 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 **October 10, 2025**.

Date

Alli P

Affiant Signature

10/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County