Name and Address of New Owner:
Artisan Build Construct, LLC
PO Box 60305
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1333919 DEEDWARR
10/15/2025 11:38:30 AM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20251015-0082085

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-13-0-399.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sherry Daniels, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Artisan Build Construct, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being parcel 07213039900, located in the 6th Council District of Davidson County TN, and being a portion of lot 6 on the AH Robinsons Subdivision as of record in Plat Book 57, Page 1, Registers Office, Davidson County, Tennessee being more particularly described as follows:

BEGINNING at an Iron Rod (new) set in the southern right-of-way of Straightway Avenue (40' ROW), said point also being the southwest corner of the O.I.C. 1111 Straightway Avenue property as of record in MA-20140505-0037931, Registers Office, Davidson County, Tennessee, said point also having TN State Plane Coordinates of N:677972.71, E:1749473.68;

THENCE, leaving said O.I.C. 1111 Straightway Avenue property, following said Straightway Avenue, North 83 degrees 38 minutes 47 seconds for a distance of 75.00 feet to an Iron Rod (set) on the property line of Lot 2 on the re-subdivision of P/O Lots 3-6 of AH Robinsons Subdivision as of record in Plat Book 8250, Page 38, Registers Office, Davidson County, Tennessee;

THENCE, leaving said Straightway Avenue, following said Lot 2 with a fence, North 6 degrees 44 minutes 09 seconds East for a distance of 188.32 feet to an Iron Rod (old) found on the southern boundary of lot 1 of same plat.

THENCE, leaving said lot 2, continuing with said Lot 1, South 83 degrees 15 minutes 51 seconds East for a distance of 16.69 feet to an Iron Rod (new) set on the east side of a retaining wall;

THENCE, continuing with said Lot 1, with the said retaining wall, North 11 degrees 18 minutes 05 seconds East for a distance of 72.15 feet to an Iron Rod (new) set near a fence on the southern boundary of the Chesterfield Place Subdivision as of record in Plat Book 332, Page 147, Registers Office, Davidson County, Tennessee;

THENCE, leaving said Lot 1, following said Chesterfield Place with a fence, South 82 degrees 22 minutes 14 seconds East for a distance of 49.17 feet to an Iron Rod (old) with an orange cap being the northwest corner of the said O.I.C. 1111 Straightway Avenue property, having TN State Plane Coordinates of N:678230.33, E:1749500.67;

THENCE, leaving said Chesterfield Place, following said O.I.C. 1111 Straightway

Avenue property, South 5 degrees 58 minutes 59 seconds West for a distance of 259.00 feet to the point of beginning;

Containing 17,630 square feet or 0.405 acres more or less. According to a Survey by Clint T. Elliott, Tennessee RLS #2347, dated September 30th, 2025. ATTACHED HERETO AS EXHIBIT "A"

Being the same property conveyed to Walter B. Williams by Warranty Deed from Donald L. Richeson of record in Book 4849, Page 609, Register's Office for Davidson County, Tennessee, dated February 8, 1974 and recorded on September 5, 1974. The said Walter B. Davidson having since died and said property vested in Margie L. Williams, Executrix of the Estate of Walter B. Williams, deceased, by will of record in Will Book 123, Page 405, Probate Court Clerk's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles Porter Daniels and wife, Sherry Daniels, by Installment Deed from Margie L. Williams, Executrix of the Estate of Walter B. Williams, deceased of record in Book 6231, Page 851, Register's Office for Davidson County, Tennessee, dated February 15, 1984 and recorded on February 15, 1984. The said Charles Porter Daniels having since died on or before August 22, 2014, leaving Sherry Daniels as the surviving tenant by the entirety.

Being improved property known as 1109 Straightaway Avenue, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of October, 2025.

Sherry Daniels (SEAL)
Sherry Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sherry Daniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of October, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary ~~Public~~
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

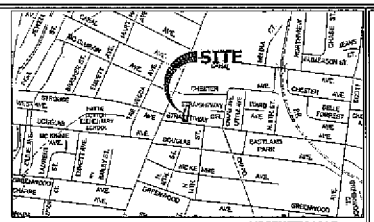
Sworn to and subscribed before me this
13th day of October, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary ~~Public~~
My commission expires: 11/28/27

File No. GNT-25-4146





TOTAL LOT AREA

17,630 SF OR 0.405 ACRES±

MAP REFERENCE

Parcel ID for subject property is (072120039000) on Davidson County Property Map.

DEED REFERENCE

Owner : DANIELS, SHERRY, as of record in GT-20030231 0000851 Register's Office, Davidson County, Tennessee.

PLAT REFERENCE

Being A portion of Lot # 8 on the Plan of A. H. Robinson Subdivision, as of record in Book 57, Page 4, Register's Office for Davidson County, Tn.

SURVEYOR'S NOTES

1. This Property is located in the 6th Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83 (NAVD88).
3. This property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance flood plain) as found on the current FEMA Firm Community Map # 47037C0301H, effective on 4-5-2017.
4. Utilities shown hereon were taken from visible structures and other sources available to me at the time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
6. No Current determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned CS, subjects per current zoning, verify with Metro Codes Administration.
9. This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.

GPS NOTES

1. The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
2. GPS locations used for the survey were established using a VRS network consisting of multiple reference stations.
3. GPS data was collected with a Spectra Precision SP receiver.
4. This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates used / derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
5. The date of the field work for this survey was: 9/29/2025.

SURVEYOR'S CERTIFICATE

To: Artisan Build Construct

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information I had there are no encroachments or projections other than those shown, and that the survey meets the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section 05 of the Department of Insurance Standards of Practice for Land Surveying, and that this survey is true and correct to the best of my knowledge and belief.

Clint T. Elliott, TN RLS # 2347

ALWAYS CALL 811 BEFORE YOU DIG!
IT'S FREE, IT'S EASY, AND IT'S THE LAW!
DIG – DRILL – BLAST – BORE
CALL 811, OR (800) 351-1111
(615) 367-1110
TENNESSEE – ONE CALL CENTER

Symbol Legend

Symbol	Denotes
○	IRON ROD (OLD)
BM	BENCHMARK
CB	CATCH BASIN
FH	FIRE HYDRANT
SMH	SEWER MANHOLE
EP	EXISTING POLE
WV	WATER VALVE
WM	WATER METER
●	IRON ROD (NEW)
	UTILITY POLE
	CONCRETE
	ASPHALT
	GRAVEL

CLINT ELLIOTT SURVEY
P.O. Box 331875
Nashville, TN 37203
clint@elliottsurvey.com
(615) 499-3239

Boundary Survey

1109 Straightway Avenue
Nashville, Davidson County, Tennessee

Rev.	Date	Revision Description

CLINT T. ELLIOTT
LICENSED
TENNESSEE REG. 2347
LAND SURVEYOR

Issue Date:	9-30-25
Project ID:	STRAIGHTWAY 1109
Drafted By:	CE
Field Crew:	AK
Checked By:	CE

Sheet Title:
Boundary & Topographic Survey

Sheet No.
V-1.00

20251015008208S

PLOT DATE: 9/30/2025 1:19:42 AM
C:\Clint\Civil 3d projects\Active\1109 Straightway Ave 1109\Straightway Ave 1109 - Survey.dwg

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 10-13-25.

Affiant Signature

10-13-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of October, 2025.

Notary Signature

My Commission Expires: 5-4-26

