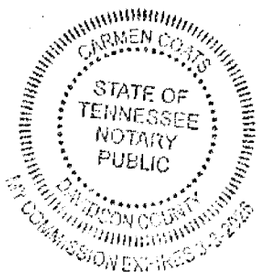
Karen Johnson Davidson County
Batch# 1334652 DEEDWARR
10/15/2025 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20251015-0082213

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. Affiant Subscribed and sworn to before me, this the 10th day of October, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dover Signature Properties, Inc.	New Owner(s)	061-12-0-167.00
1238 Riverwood Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRASS TACKS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOVER SIGNATURE PROPERTIES, INC., A TENNESSEE CORPORATION**, 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 Lot Number 30 on the map of Eastdale Place, as shown on plat of record in Book 547, Page 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the Southerly side of Riverwood Drive, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Charles F. Akin and wife, Estelle H. Akin by Warranty Deed from Atlas Hampton and wife, Mary Eunice Hampton of record in Book 2277, page 52, Register's Office for Davidson County, Tennessee, dated May 03, 1954 and recorded on May 04, 1954.

The said Charles F. Akin is deceased, leaving Estelle H. Akin as surviving tenant by the entirety. The said Estelle H. Akin is deceased, having died on September 15, 1995.

Being the same property conveyed to Harriett Jean Akin by Co-Executor's Quitclaim Deed from Estate of Estelle H. Akin of record in Book 9956, Page 732, Register's Office for Davidson County, Tennessee, dated September 26, 1996 and recorded on September 26, 1996.

Being the same property conveyed to Harriet Jean Akin Trust by Quitclaim Deed from Harriett Jean Akin of record in Instrument No. 20231016-0080671 Register's Office for Davidson County, Tennessee, dated October 09, 2023 and recorded on October 16, 2023.

Being the same property conveyed to Brass Tacks Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Harriett Jean Akin, Trustee of the Harriett Jean Akin Trust dated September 7, 2023 of record in Instrument No. 20241114-0088884 Register's Office for Davidson County, Tennessee, dated November 08, 2024 and recorded on November 14, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1238 Riverwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of October, 2025.

Brass Tacks Construction, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Corcoran, Member

By: _____
Alexander Walker, Member

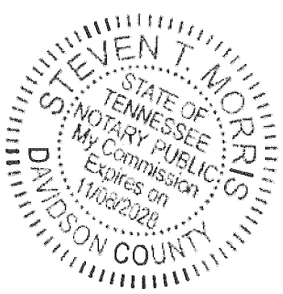
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Corcoran and Alexander Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Brass Tacks Construction, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of October, 2025.

_____
Notary Public

My Commission Expires: 11-8-28



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 October 14. 2025.

Affiant Signature

15th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202510150082213