THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9094-WE

Karen Johnson
Batch # 1348179
11/20/2025 09 41 19 AM
Fees $13 00 Taxes $6,815 40

Davidson County
DEEDWARR
2 pgs

20251120-0092565

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,842,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Russell Wayne Boyd & Amy Jill Boyd	owners	
2708 Fairfax Avenue		104-11-0-087 00
Nashville, TN 37212		
(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, WE, **Joseph Alexander Little, IV, joined by his spouse, Katelin Jo Little**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell Wayne Boyd and wife, Amy Jill Boyd**

HEREINAFTER CALLED THE GRANTEES, 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 the Easterly part of Lot No. 1 on the unrecorded plan of L. A Bauman's property, described according to a copy of a survey thereof made by W B Southgate, Surveyor, December 1928, as follows

Beginning at a point in the Northerly margin of Jones Avenue, the common corner of Lot Nos 1 and 2 on said plan, being 235 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South, thence with the line between said lots Northerly 168 feet to the Southerly margin of a 15-foot alley, thence with the margin of the same Westerly 60 feet to a point which is 168 feet 6 inches East of the Southeast intersection of said alley and 28th Avenue South, thence Southerly parallel, to the first line 168 feet, more or less, to a point in the Northerly margin of Jones Avenue 175 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South; thence with the margin of said Jones Avenue Easterly 60 feet to the point of beginning

Being the same property conveyed to Joseph Alexander Little, IV, unmarried man, by Warranty Deed from Saddleback Capital Group, LLC, a Tennessee limited liability company of record in Instrument No 20170712-0070012, Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 12, 2017 Katelin Jo Little, spouse of Joseph Alexander Little, IV, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) The right of way for Jones Avenue, now known as Fairfax Avenue; (2) All applicable governmental and zoning regulations

This is improved property known as **2708 Fairfax Avenue, Nashville, TN 37212.**

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 our hands this the 19th day of November, 2025.

Joseph Alexander Little, IV

Katelin Jo Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Alexander Little, IV, and Katelin Jo Little,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 19th day of November, 2025.

My Commission expires 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY