Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1363932 DEEDWARR
12/31/2025 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20251231-0104183

39-B
File #25-1308

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathan Tucker and Lindsay Tucker, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Guilbert LePage Brandon IV and Hope Howard Brandon, husband and wife, as tenants by entirety,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 154 on the Map of Payne, Blakemore and Cummings Addition, which is of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nathan Tucker and Lindsay Tucker, husband and wife by Warranty Deed from Nashville South Shelby, LLC, a Delaware limited liability company of record in Instrument No. 20180509-0044611, Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 09, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 713 S 13th Street, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Guilbert LePage Brandon IV	BANK3	**094-01-0-210.00**
Hope Howard Brandon	800 E. REELFOOT AVE., SUITE 100A	
713 S 13th Street	UNION CITY, TN 38261	
Nashville, TN 37206		

WITNESS THE EXECUTION HEREOF this 29th day of December, 2025.

Nathan Tucker **Lindsay Tucker**

State of New York)
County of Onondaga)

On this 29th day of December, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nathan Tucker and Lindsay Tucker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/31/28

JENNIFER L. MEGNIN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ME0020489
Qualified in Onondaga County
My Commission Expires 01-31-2028

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 725,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of December, 2025.

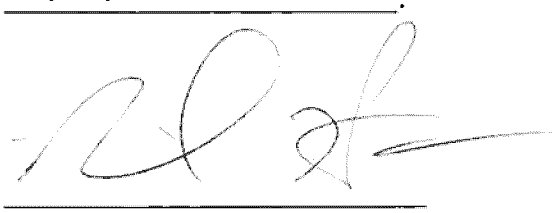
Notary Public

My Commission Expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 **12/29/25**.



Affiant Signature

12/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29** day of **December**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

