WARRANTY DEED

Karen Johnson
Batch # 1374501
01/30/2026 02:34:09 PM
Fees: $13.00 Taxes: $1,979.50
20260130-0006736

Davidson County
DEEDWARR
2 pgs

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Brown	Same as New Owner	
(NAME)	(NAME)	
1062 Horseshoe Drive		061-14-0-079.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JOSHUA SWEAT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN BROWN, AN UNMARRIED MAN,** 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:

PROPERTY 1:

Being Lot No. 32, on the plan of Locust Grove Estates, as shown on plat of record in Plat Book 1424, Page 11, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 32 fronts 60 feet on the South side of Horseshoe Drive and runs back between lines, 174.4 feet on the West line, and 174.55 feet on the East line to a dead line on which it measures 60 feet.

PROPERTY 2:

Being Part of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for Davidson County, and described as follows:

Beginning at a point in the North margin of Hilltop Avenue, as shown on the Plan of Baxter Heights Subdivision, as of record in Book 2062, Page 94, Register's Office; said point being the Southeast corner of Lot No. 12 in said Subdivision; thence along the East line of said lot, North 20 degrees 31 minutes 30 seconds East 120 feet to a monument at the Northeast corner of Lot No. 12; thence along the South boundary line of Locust Grove Subdivision, as of record in Book 1424, page 11, South 72 degrees 30 minutes 30 seconds East 60 feet to a point; thence leaving said Subdivision line, South 20 degrees 31 minutes 30 seconds West 97 feet to a point in the North line of the property conveyed to Price by Cochran, by deed of record in Book 739, Page 26; thence with Price's North Line, North 72 degrees 30 minutes 30 seconds West 20.42 feet; thence along Price's West line, South 20 degrees 31 minutes 30 seconds West 23 feet to a point in the North margin of Hilltop Avenue; thence with the margin of said Avenue, North 72 degrees 30 minutes 30 seconds West 40 feet to the point of beginning.

Being the same property conveyed to Sweat Equity, LLC, a Tennessee Limited Liability Company by Warranty Deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20220810-0090738 Register's Office for Davidson County, Tennessee, dated August 9, 2022 and recorded on August 10, 2022.

Being the same property conveyed to Joshua Sweat, an unmarried man by Quitclaim Deed from Sweat Equity, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230217-0011660 Register's Office for Davidson County, Tennessee, dated February 16, 2023 and recorded on February 17, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1062 Horseshoe Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 23rd day of January, 2026

JOSHUA SWEAT

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 Joshua Sweat, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-94