Karen Johnson Davidson County
Batch# 1391491 DEEDWARR
03/11/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20260311-0019386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MARCH, 2026.

Notary Publi

MY COMMISSION EXPIRES: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc, 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025110176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wild West Realty Group LLC and Brass Tacks Construction LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	
7221 Highway 70 South, Apt 505		072-04-0-253.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND AND NO/100 Dollars ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ARMISTEAD D. BURKS, MARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wild West Realty Group LLC and Brass Tacks Construction LLC,** 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 southerly 30 feet of Lot No. 23 and the northerly 35 feet of Lots Nos. 24 of Block "E" as shown on the map entitled in Country Club Estates, of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of Lots Nos. 23 and 24 front together 65 feet on the easterly side of Mildred Avenue, now Ardee and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to ARMISTEAD D. BURKS AND WIFE, EURA O. L. BURKS, by deed from DONALD R. RICH AND WIFE, PATSY H. RICH, of record in Book 4557, Page 442, dated November 29, 1971, said Register's Office.

Further being the same property conveyed to ARMISTEAD D. BURKS, by deed from EURA OLIVIA BURKS, of record in Instrument No. 20191209-0126762, dated August 27, 2019, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 1405 Ardee Avenue, Nashville, TN 37216
(House No.) (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.

Executed by my hand this the 5th Day of March, 2026.

Armistead D. Burks 3/5/26
Armistead D. Burks

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Armistead D. Burks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th Day of March, 2026.

Tuwana J. Bryant
Notary Public

My Commission Expires: May 9, 2026



Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

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 March 6. 2026

Affiant Signature

11th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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