Karen Johnson Davidson County
Batch# 1424036 DEEDWARR
05/21/2026 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $5,864.13
20260521-0046649

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,584,900.00. Affiant Subscribed and sworn to before me, this the 14th day of May, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

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:
Paul Allen MacFarlane	NEW OWNER	094-01-0-411.00
707 South 15th Street		
Nashville, TN 37206		

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, **WILD WEST REALTY GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND 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 **PAUL ALLEN MACFARLANE, A MARRIED MAN**, 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 all of Lot No. 89, Shelby Village No. Two, according to survey and plat of same appearing of record in Book 1835, page 48, to which plat reference is hereby made for a more complete and accurate description as to location and details of said lot.

Being the same property conveyed to Lannie Boswell and Elizabeth Boswell, husband and wife by Warranty Deed from Gloria D. Daniels, an unmarried woman of record in Instrument No. 20210908-0120241 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 08, 2021.

Being the same property conveyed to Wild West Realty Group LLC, a Tennessee Limited Liability Company and Brass Tacks Construction LLC, a Tennessee limited liability company by Warranty Deed from Lannie Boswell and Elizabeth Boswell, husband and wife of record in Instrument No. 20250401-0024469 Register's Office for Davidson County, Tennessee, dated March 10, 2025 and recorded on April 01, 2025.

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

The address of the herein described property is believed to be 707 South 15th Street, Nashville, TN 37206, 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 14th day of May, 2026.

Wild West Realty Group LLC, a Tennessee Limited Liability Company

By:_____
Christopher Bean, Member

By:_____
Derek Terwilliger, Member

Brass Tacks Construction LLC, a Tennessee Limited Liability Company

By:_____
Alexander Walker, Member

By:_____
Matthew Corcoran, 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 Christopher Bean and Derek Terwilliger, 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 Wild West Realty Group LLC, a Tennessee Limited Liability Company, and that they, 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 14th day of May, 2026.

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Notary Public

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 Alexander Walker and Matthew Corcoran, 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 Constructions LLC, a Tennessee Limited Liability Company, and that they, 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 14th day of May, 2026.

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Notary Public

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 May 14. 2026

Affiant Signature

18th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

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

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