Karen Johnson Davidson County
Batch# 1438850 DEEDWARR
06/29/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260629-0058468

WARRANTY DEED

BRITTNEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES:
(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
Frank Ross Brazil	NEW OWNER	
(NAME)	(NAME)	104 09 0Q 001.00
3610 Whitland Avenue		
(ADDRESS)	(ADDRESS)	104 09 0Q 002.00
Nashville, TN 37205		104 09 0Q 003.00
(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, **STANLEY GLENN MCRAE AND WIFE, JANET PUTNAM MCRAE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK ROSS BRAZIL. A SINGLE 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:

LAND IN Nashville, Davidson County, State of Tennessee, described as follows to-wit:

BEING a tract of land located on the North margin of Whitland Avenue and East of Craighead Avenue, and being more particularly described as follows:

BEGINNING on an iron pin, said pin being located 225 feet more or less east of the East margin of Craighead Avenue along the North margin of Whitland Avenue, and said pin being 35 feet north of the centerline of Whitland Avenue and said pin being the Southwest corner of the herein described property, thence; 1.) leaving said margin and along the West line of the herein described property N 39-27-07 W a distance of 190.11 feet to an iron pin, said pin being the Northwest corner of the herein described tract, thence; 2.) leaving said corner and along the North line of the herein described property N 55-05-14 E a distance of 55.54 feet to an iron pin, said pin being the Northeast corner of the herein described property, thence; 3.) leaving said corner and along the East line of the herein described property S 45-37-30 E a distance of 182.03 feet to an iron pin on the North margin of Whitland Avenue, said pin being the Southeast corner of the herein described property and on a curve to the right, thence; 4.) leaving said corner and along the North margin of Whitland Avenue and with said curve to the right (said curve having a radius of 716.00 feet, a delta angle of 06 degrees 00 minutes and 41 seconds, a chord bearing of S 46-55-43 W, a chord length of 75.09 feet), an arc length of 75.12 feet to an iron pin, The beginning, containing 0.278 acres, more or less. According to a survey performed by Jesse E. Walker, RLS, PE, dated August 10, 1995.

PM2026-782

Being the same property conveyed to Stanley Glenn McRae and wife, Janet Putnam McRae by Warranty Deed from Leon Strauss and wife, Charlotte B. Strauss of record in Book 9768, Page 242, Register's Office for Davidson County, Tennessee, dated August 17, 1995 and recorded on August 21, 1995.

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 3610 Whitland Avenue, Nashville, TN 37205
(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 25th day of June, 2026

STANLEY GLENN MCRAE

JANET PUTNAM MCRAE

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 Stanley Glenn McRae and Janet Putnam McRae, 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 25 day of June, 2026

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

PM2026-782

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/25/2026.

Date

Affiant Signature

6/25/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of June, 2026

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

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