WARRANTY DEED

Karen Johnson
Batch # 1445910
07/14/2026 11:45:50 AM
Fees: $13.00 Taxes: $1,794.50

Davidson County
DEEDWARR
2 pgs

20260714-0063466

W-C-25-1044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/6/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1044 Granada Partnership, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**083-01-0-220.00**
3029 Brantley Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILLY BROWN, JR. AND GARRY VAUGHAN AND FRED WIKOWSKY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1044 GRANADA PARTNERSHIP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain tract or parcel of land located in the Davidson County, Tennessee, described as follows:

Being part of Lot No. 3 on the plan of W. H. Hyronemus' Addition to Nashville, as of record in Plat Book 161, Page 174 in the Register's Office for Davidson County, Tennessee, and being part of Lot No. 8 in the Division of the Estate of Jno. Hobson, deceased, as of record in Minute Book "L", Page 363, in the Circuit Court Clerk's Office for said County, and described according to a survey made by Rocky L. Montoya, Surveyor, dated November 18, 1981, as follows:

Beginning at an iron pin in the southerly margin of Granada Avenue and being 100.0 feet (100.6 feet per previous deed) westerly from Gallatin Pike; thence southerly 120.0 feet to an iron pin; thence westerly 45.0 feet to an iron pin; thence northerly 120.0 feet to an iron pin in the southerly margin of Granada Avenue; thence easterly 45.0 feet along said margin to the point of beginning. The opposite boundary lines are parallel with the northeast corner being an included angle of 77 degrees 34 minutes 35 seconds.

Being the same property conveyed to Billy Brown, Garry Vaughan and Fred Wikowsky, as tenants in common by Warranty Deed from Putman Properties, Inc. of record in Book 5825, Page 757, Register's Office for Davidson County, Tennessee, dated November 30, 1981 and recorded on December 01, 1981.

Being the same property conveyed to Billy Brown, Jr., a one-third (1/3) undivided interest by Quitclaim Deed from Billy Brown of record in Instrument No. 20140826-0077566, Register's Office for Davidson County, Tennessee, dated August 25, 2014 and recorded on August 26, 2014. The herein described property is not now nor ever has been the principal place of residence of the grantor(s) herein.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee.
- Subject to a shared gravel drive on the east boundary and a shared gravel drive and carport on the west boundary, as referenced in Deed(s) of record in Book 5825, Page 757, and in Instrument No. 20140826-0077566, Register's Office for Davidson County, Tennessee.
- All matters shown on the survey prepared by Jerry Swords, Jr., TN RLS No. 1806, of S and A Surveying, Inc., 306 Bluegrass Circle, Lebanon, Tennessee, dated December 22, 2025, Project No. 25-019.
- Any and all existing easements and restrictions as shown of record not stated herein

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF JULY, 2026.

Billy Brown, Jr.

Garry Vaughan

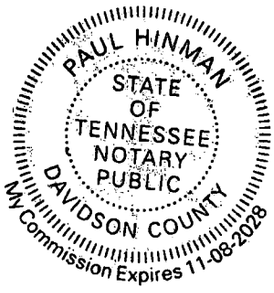
Fred Wikowsky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY BROWN, JR. and GARRY VAUGHAN and FRED WIKOWSKY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212