Karen Johnson Davidson County
Batch# 1456060 DEEDWARR
08/06/2026 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $5,142.63
20260806-0072327

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 $1,389,900.00. Amanda J New Affiant Subscribed and sworn to before me, this the 29th day of July, 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:
Elias Goetzel	NEW OWNER	082-03-0-023.00
1002 Joseph Avenue		
Nashville, TN 37207		

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 **ELIAS GOETZEL, 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, described as follows:

Beginning on the westerly margin of Joseph Street, about 367.6 feet southerly from the southerly margin of Childress Avenue, being the northwest corner of a lot of land conveyed by S. B. Howlett and wife, to A. B. Armstrong, of record in Book 363, Page 180, R.O.D.C.TN; thence with the north line of said lot of land westerly 150 feet, more or less, to the east line of a lot of land conveyed by A. C. Webb and wife, to J. D. Palmer and wife, by deed of record in Book 317, page 121, R.O.D.C., TN; thence with said line southerly 50 feet; thence parallel with the first line, easterly 150 feet, more or less, to the east line of said lot conveyed by said Howlett and wife, to said Armstrong, supposed to be west margin of Joseph Street; thence northerly 50 feet to the beginning.

Being the same property conveyed to Idell Marie Price by Warranty Deed from Mrs. Veloria Bernadine P. Adkisson of record in Book 1938, Page 513, Register's Office for Davidson County, Tennessee, dated January 15, 1951 and recorded on January 20, 1951.

Surviving spouse was Buford Marklin Jr.
(Note: Buford Marklin Jr., was not in title)

Buford Marklin Jr., having died on or about April 6, 2010 leaving a Last Will and Testament recorded in Will Book Instrument No. 20120110-0002608 and re-recorded 20140416-0301787, in the Register's Office of Davidson County, Tennessee. Will devising all real property to Dakota Copley.

Affidavit of Heirship in Instrument No. 20241125-0092081.

Dakota Copley having died on or about May 10, 2023; Probate Docket 23P2092, Davidson County Probate Court.

Juanita Copley acting as Executrix of Estate of Dakota Copley.

Being the same property conveyed to Opulent Acquisitions and Development LLC and Brass Tacks Construction, LLC by Warranty Deed from Juanita Copley, Executrix for the Estate of Dakota Copley, dated November 15, 2024 and recorded November 25, 2024 in Instrument No. 20241125-0092082, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Opulent Acquisitions and Development, LLC, a Tennessee Limited Liability Company and Brass Tacks Construction, LLC and Wild West Realty Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Opulent Acquisitions and Development, LLC, a Tennessee Limited Liability Company and Brass Tacks Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250429-0032904 Register's Office for Davidson County, Tennessee, dated April 25, 2025 and recorded on April 29, 2025.

Being the same property conveyed to Brass Tacks Construction, LLC, a Tennessee Limited Liability Company and Wild West Realty Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Opulent Acquisitions and Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20260618-0055277 Register's Office for Davidson County, Tennessee, dated June 10, 2026 and recorded on June 18, 2026.

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 1002 Joseph Avenue, Nashville, TN 37207, 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 29th day of July, 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, Authorized 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 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, 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 29th day of July, 2026.

Notary Public

My Commission Expires: 1·22·29

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Brass Tacks Constructions, LLC, a Tennessee Limited Liability Company, and that he, 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 29th day of July, 2026.

Notary Public

My Commission Expires: 1·22·29

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 Julv 29. 2026

Affiant Signature

3rd day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 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