Karen Johnson Davidson County
Batch# 413348 DEEDWARR
06/11/2020 07:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20200611-0059622

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Marsh

The actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the ~~29th day of May, 2020.~~ June 1, 2020

Notary Public
My commission expires: 1-3-23

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer Lyell	new owners	117-02-0 021.00
2512 Sharondale Drive		
Nashville, TN 37215		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BC GLOBAL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JENNIFER LYELL,** unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the unrecorded map showing subdivision of parts of Lots 18, 19, and 20 in Bransford Reality Company's Sharondale Subdivision (Book 332, page 119, Register's Office for said County) and being further described according to a survey by John B. Kohl, III dated March 22, 1989, as follows:

Beginning at a point in the Northeasterly margin of Sharondale Drive, said point being located 70 feet Southeast of the intersection of the Northeasterly margin of Sharondale with the Southeasterly margin of Marlin Avenue; thence, North 47 degrees East 200 feet to a point; thence South 38 degrees East 75 feet to a point; thence South 56-1/2 degrees West 190 feet to a point in the said Northeasterly margin of Sharondale Drive; thence with the same Northwestwardly 45 feet to the point of beginning.

Being the same property conveyed to BC Global Investments, LLC, a Tennessee Limited Liability Company, by deed from Music City Holdings, LLC, dated 09/17/2019, of record in Instrument No. 20190927-0098420, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2512 Sharondale Drive, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29th day of May, 2020.

BC Global Investments, LLC

BY: _____
Erin Helle, Member

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Erin Helle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the member of the within named bargainor, a LLC, and that she, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Erin Helle as such member.

Witness my hand and official seal this _____ day of May, 2020.

My Commission Expires:

_____
Notary Public

See attached Acknowledgment - CA.

202006110059622

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Monterey)

On May 29th, 2020 before me, Rachael Leticia Grewell, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Erin Helle, member
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RACHAEL LETICIA GREWELL
Notary Public - California
Monterey County
Commission # 2311113
My Comm. Expires Oct 31, 2023

Signature _____, Notary Public
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 5-29-2020 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Erin Helle	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2016 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)