Karen Johnson Davidson County
Batch# 463664 DEEDWARR
08/26/2020 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $543.90
20200826-0096410

WARRANTY DEED

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

State of Tennessee
County of ~~Rutherford~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21st~~ 25th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: ~~March 05, 2022~~ OCT 20 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Afua Thompson	New Owner	096-11-0A-002.00-CO
(NAME)	(NAME)	
442 Stewarts Ferry Pike.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **B&K Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Afua Thompson, a married woman,** 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 Davidson County, Tennessee, being Unit A-2, Hickory Place Condominiums of record in Master Deed of record in Book 6472, page 435 (referred to as Exhibit "A" found at page 454), as re-recorded in Book 6476, Page 663 (referred to as Exhibit "A" found at page 682), of the Register's Office of Davidson County, Tennessee. Said Unit A-2 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 228, said Register's Office.

Being the same property conveyed to Brandon Michael and Kristin Michael, husband and wife, by Quitclaim Deed filed for record on February 27, 2015, and of record in Instrument Number 20150227-0017090, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to B and K Properties, LLC, a Tennessee limited liability company by Quitclaim Deed dated November 20, 2019 from Brandon Michael and Kristin Michael, husband and wife and of record in Instrument Number 20191126-0122209, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 442 Stewarts Ferry Pike., Nashville, TN 37214
(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/our hands this 21st day of August, 2020.

B&K PROPERTIES, LLC

Brandon Michael
Member

Kristin Michael
Member

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Brandon Michael and Kristin Michael with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of B&K Properties, LLC and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and seal this 21st day of August, 2020.

BEDFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE KRISTIN L BROWN

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

File No.: 24380

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

