Karen Johnson Davidson County
Batch# 475337 DEEDWARR
09/14/2020 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200914-0104727

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Affiant

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 9th day of September, 2020.

Notary Public
My Commission Expires: 3/13/2022

2020-559

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vanessa Schmalz	New Owner	
523 B 27th Ave., N		092-10-0O-001.00-CO
Nashville, TN 37209		

WARRANTY DEED

For and in 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

BRG, LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jeffrey Schmalz and wife, Catherine Schmalz, and Vanessa Schmalz, unmarried, tenants in common with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 523 27th Avenue North of record as Instrument No. 20191204-0124981 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to BRG, LLC, a Limited Liability Company by Warranty deed from 27th Avenue Partners, a Tennessee Partnership of record in Instrument No. 20190916-0093531 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 16, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **523 B 27th Ave North Nashville, TN 37209.**

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 our hands this 9th day of September, 2020.

BRG, LLC, a Tennessee Limited Liability Company

By: _____
Billy Jenkins, Sole Member

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 **Billy Jenkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **Sole Member** of **BRG, LLC,** a limited liability company, and that he is authorized by **BRG, LLC,** to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2020.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY