WARRANTY DEED

Karen Johnson Davidson County
Batch# 494008 **DEEDWARR**
10/12/2020 02:56:41 PM 4 pgs
Fees: $23.00 Taxes: $407.00

20201012-0118391

JM-SB-BMR-20-222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2

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)
BMT Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	**043-13-0-159.00**
424 Church Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, **ROSEMARIE D. HOOPER AND DONALD RAYE DEMARCUS AS CO-EXECUTORS OF THE ESTATE OF VELVA ANN DEMARCUS AND KATHLEEN A. DOZIER AND MICHAEL CHAD DEMARCUS AND TERESA DEMARCUS AND DANIEL LEE DEMARCUS AND DONALD R. DEMARCUS AND ROSEMARIE D. HOOPER, INDIVIDUALLY AS THE HEIRS AT LAW FOR VELVA ANN DEMARCUS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BMT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 11 of Block \ldblquote E\rdblquote on the Map of Forest Park Subdivision at Madison of record in Book 843, Page 44, Register\rquote s Office for said County. Said Lot No. 11 fronts 50 feet on the Westerly side of Second Avenue and runs back between parallel line 125 feet to a dead line.

Being the same property conveyed to Neal B. DeMarcus and wife, Velva Ann DeMarcus by Warranty Deed from Robert Steven DeMarcus, Karen Camilla Mallicote, Sharon L. DeMarcus and Robert R. Poe, Administrator of the Estate of R.J. DeMarcus of record in Book 7272, Page 215, Register's Office for Davidson County, Tennessee, dated May 15, 1987 and recorded on June 10, 1987.

Neal B. DeMarcus having predeceased Velva Ann DeMarcus on or about November 12, 2006. Velva Ann DeMarcus died on or about July 13, 2019, leaving her property to her five children, Jeffrey Alan DeMarcus, Don DeMarcus, Kathleen Dozier, Rosemarie Hooper and Teresa DeMarcus in her Will probated at Docket No 19P1590 in the Probate Court for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No. 20191127-0122802 also mentions Jeffrey DeMarcus predeceased Velva Ann DeMarcus on or about November 27, 2018 and left Daniel L. DeMarcus and Michael Chad DeMarcus as his heirs at law.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **222 2nd Avenue, Madison, Tennessee 37115-3902**.

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 9th DAY OF OCTOBER, 2020.

Estate of Velva Ann DeMarcus

BY: _____
Donald Raye DeMarcus
Co-Executor

BY: _____
Rosemarie D. Hooper
Co-Executor

_____
Kathleen A. Dezier

_____
Michael Chad DeMarcus

_____
Teresa DeMarcus

_____
Daniel Lee DeMarcus

_____
Donald R. DeMarcus

_____
Rosemarie D. Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD RAYE DEMARCUS, CO-EXECUTOR of the ESTATE OF VELVA ANN DEMARCUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARIE D. HOOPER, CO-EXECUTOR of the ESTATE OF VELVA ANN DEMARCUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN A. DOZIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL CHAD DEMARCUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA DEMARCUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL LEE DEMARCUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD R. DEMARCUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSEMARIE D. HOOPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2020.



Notary Public
My Commission Expires: _____
(SEAL)

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