WARRANTY DEED

Karen Johnson Davidson County
Batch# 571576 DEEDWARR
02/10/2021 09:22:23 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210210-0018779

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/3/23

(AFFIX SEAL)

DILLON TODD OF STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0352-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BH RENTAL, LLC	BH RENTAL, LLC	161-11-0F-009.00 -CO
(NAME) P.O. Box 40103	(NAME) P.O. Box 40103	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEFFREY TODD, CARNEAL, TRUSTEE FOR THE JLC PROPERTY TRUST #3 DATED OCTOBER 21, 2008,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BH RENTAL, LLC,** 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 No. 9, on the Plan of Townhomes of Brentwood, a Planned Unit Development, of record in Plat Book 9700, page 990, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Elizabeth A. Thompson, unmarried by Warranty deed from Julie K. Waggoner, Unmarried of record in Instrument No. 20040901-0105966 Register's Office for Davidson County, Tennessee, dated August 30, 2004 and recorded on September 01, 2004.

Being the same property conveyed to Watauga Title Company, as Trustee for the First Franklin Corp., subsidiry of National City Bank of Indiana by Trustees Deed deed from Elizabeth A. Thompson of record in Instrument No. 20050921-0113324 Register's Office for Davidson County, Tennessee, dated September 06, 2005 and recorded on September 21, 2005.

Being the same property conveyed to JTC Properties, LLC by QuitClaim deed from Stone Steps Realty, Inc of record in Instrument No. 20051229-0156298 Register's Office for Davidson County, Tennessee, dated December 29, 2005 and recorded on December

29, 2005.

Being the same property conveyed to Jennifer Lynn Carneal by QuitClaim deed from J.T.C. Properties, LLC of record in Instrument No. 20081105-0110129 Register's Office for Davidson County, Tennessee, dated October 21, 2008 and recorded on November 05, 2008.

Being a portion of the same property conveyed to Jeffrey T. Carneal, Trustee of The JLC Property Trust #4 dated October 21, 2008 by QuitClaim deed from Jennifer Lynn Carneal of record in Instrument No. 20081113-0112476 Register's Office for Davidson County, Tennessee, dated October 21, 2008 and recorded on November 13, 2008.

Being the same property conveyed to Jeffrey T. Carneal, Trustee for The JLC Property Trust #3 dated October 21, 2008, by Quitclaim Deed from Jeffrey T. Carneal, Trustee for The JLC Property Trust #4 dated October 21, 2008, dated February 3, 2021, recorded 2/10/2021, of record in Instrument No. 20210210-0018778 Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 5706 Amalie Drive, Nashville, TN 37211

(House No.) (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 our hands this 3rd day of February, 2021.

Read and approved

BY: Trustee

Jeffrey Todd Carneal, Trustee for
JLC Property Trust #3 dated October 21, 2008

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Jeffrey Todd Carneal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee for JLC Property Trust #3 dated October 21, 2008, the within named bargainor, a irrevocable trust, and that such Trustee as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the irrevocable trust as Jeffrey Todd Carneal.

Witness my hand, ~~at office~~, this 3rd day of February, 2021.

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023