THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232202**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$795,000~~.00. Affiant Subscribed and sworn to before me, this 8th day of February, 2021. Notary Public My Commission Expires: 11/6/24

SPENCER LAMBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 572395 DEEDWARR
02/10/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20210210-0019340

WARRANTY DEED

Address New Owner: 1707 Ashwood, LLC 1707 Ashwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner 2306 Crozan St. Nashville TN 37211	Tax Information: Tax Parcel ID No. 104 16 0 140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BBK Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1707 Ashwood, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 113 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to BBK Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Richard D. Buchanan, Trustee of The Poppy P. Buchanan 2009 Irrevocable Trust under agreement dated September 25, 2009, an undivided one third interest, Mary Gresham Barr, an undivided one third interest, and Helen Elizabeth Krump, an undivided one third interest, of record in Instrument No. 20091228-0117102, in the Register's Office of Davidson County, Tennessee, dated December 22, 2009 and recorded on December 28, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, as recorded in Plat Book 332, Page(s) 117.

This is improved property located at 1707 Ashwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2021.

BBK Properties, LLC, a Tennessee limited liability company

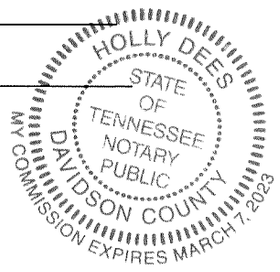
BY: Jonathan B. Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan B. Harris, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of BBK Properties, LLC, a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 8th day of February, 2021.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM