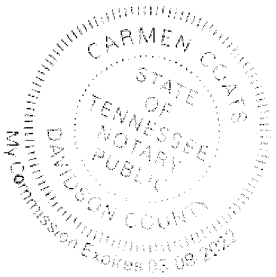
Karen Johnson Davidson County
Batch# 613887 DEEDWARR
04/13/2021 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20210413-0049010



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**

Affiant

Subscribed and sworn to before me, this **22nd day of March, 2021.**

Notary Public
My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Greenwood BAM, LLC	**NEW OWNER**	**06114006400**
4113 HELENA BAY CT		
HERMITAGE, TN 37076		

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 ACKNOWLEDGE, WE,

Harry Daniel Bess, Individually and Heir at Law of the Estate of Andrew David Bess, a fifty percent (50%) interest; and Kelly White, a twenty-five percent (25%) interest; and Angie Hollingsworth, a twenty-five percent (25%) interest, Heirs at Law of the Estate of Cynthia Denise Hollingsworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greenwood BAM, 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, Near the City of Nashville, Being Lot No. 45 on the Map of Locust Grove Estates, as of record in Book 1424, Page 11, Register's Office for said County.
Said Lot 45 fronts 60 feet on the northerly side of Horseshoe Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Harry Bess and wife, Bonnie Lee Bess by Warranty Deed dated August 14, 1948, of record in Book 1635, Page 207, Register's Office for Davidson County, Tennessee. The said Harry Bess having since passed away on November 25, 1985 leaving wife, Bonnie Lee Bess, as surviving tenant by entirety. The said Bonnie Lee Bess having since passed away on October 17, 1993, leaving Andrew David Bess, Harry David Bess, and Cynthia Denise Hollingsworth as surviving heirs per Affidavit of Heirship of record in Instrument No. 20210406-0045397, said Register's Office.

Being the same property conveyed to Andrew David Bess, Harry David Bess, and Cynthia Denise Hollingsworth by Quitclaim Deed dated January 26, 1994, of record in Book 9236, Page 435, Register's Office for Davidson County, Tennessee. The said Andrew David Bess having since passed away on April 7, 2020, leaving Harry Daniel Bess as surviving heir per Affidavit of Heirship of record in Instrument No. 20210406-0045398 said Register's Office. The said Cynthia Denise Hollingsworth having since passed away on January 18, 2021, leaving Kelly White and Angie Hollingsworth as surviving heirs per Affidavit of Heirship of record in Instrument No. 20210406-0045399, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as **1055 Horseshoe Drive, Nashville, TN 37216**.

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 in 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 hand(s) this **22nd** day of **March, 2021**.

Harry Daniel Bess

Harry Daniel Bess

Angie Hollingsworth

Angie Hollingsworth

STATE OF TENNESSEE

COUNTY OF Rutherford)

Personally appeared before me, a Notary Public of said County and State, **Harry Daniel Bess,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **March, 2021.**

Jennifer McEwen

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

STATE OF TENNESSEE

COUNTY OF Rutherford)

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

Witness my hand, at office, this **22nd** day of **March, 2021.**

Jennifer McEwen

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

HE2021-0012

Witness my/our hand(s) this **22nd** day of **March, 2021**.

Kelly White

Kelly White

STATE OF GA)

COUNTY OF Forsyth)

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

Witness my hand, at office, this **23rd** day of **March, 2021**.

Notary Public
My Commission Expires: 02/18/2024

JAY PATEL NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES February 18, 2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

