Name and Address of New Owner:
BRC Enterprises, LLC
221 Ashawn Blvd
Old Hickory TN 37138

Send Tax Bills To:
BRC Enterprises, LLC
same

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 064-02-0-089

Karen Johnson Davidson County
Batch# 651943 DEEDWARR
06/08/2021 12:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.37
20210608-0076760

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary Betty Uhles,** unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BRC Enterprises, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County. Tennessee, being Lot No. 264 on the Plan of Brandywine Farms. Section 16. of record in Book 4860, page 36, Register's Office for said County.

Said Lot No. 264 fronts 135 0 feet on the north side of Shute Lane and runs back 305.6 feet on the east line and 307.4 feet on the west line to a line in the rear which measures 135.0 feet.

Being the same property conveyed to Elton C. Uhles and wife, Azilee C. Uhles and daughter Miss Mary Betty Uhles by Warranty Deed from J.R. Coarsey, dated July 16, 1975 and recorded July 17, 1975, of record in Book 4932, page 645, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Mary Betty Uhles by Deed dated July 19, 2001 from Azilee C. Uhles, recorded August 2, 2001, in Instrument Number 20010802-0082435, in the Official Records of Davidson County, Tennessee. Elton C. Uhles having since died.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of May, 2021.

Mary Betty Uhles (SEAL)
Mary Betty Uhles

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 28th day of May, 2021, before me personally appeared Mary Betty Uhles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2021.

Notary Signature
My commission expires: 1/23/23

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of May, 2021.

Notary Public
My commission expires: 1/23/23
File No. 2021-283

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Desiree Sailema, 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 Tennessee

County of Williamson

Personally appeared before me, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

