Karen Johnson Davidson County
Batch# 656988 DEEDWARR
06/15/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20210615-0080625

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $655,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of June, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hunter Curtis Threet Britney Nicole Peterson	New Owner(s)	132-15-0-042.00
4424 Prescott Road		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BCWJW, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER CURTIS THREET AND BRITNEY NICOLE PETERSON, JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 92 on the plan of Section III - evised,Southmeade, as of record in Book 2900, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

There is included in the above description but Expressly Excluded is that portion of land conveyed to the State of Tennessee, by deed of record in Book 10421, Page 225, and more particularly described as follows:

Beginning at a point on the west existing controlled access right of way line of Interstate Route 65, said point being on the common property line between Joseph E. Harris, et ux. and the grantors herein and located 150.48 feet left of Interstate Route 65 survey centerline station 199+45.17; thence with said common property line North 57 degrees 28 minutes 39 seconds West a distance of 53 feet, more or less, to a point located 199 feet, more or less, left of survey centerline station 199+67, more or less, said point being on the west proposed controlled access right of way line: thence with said proposed controlled access right of way line Northeasterly a distance of 233 feet, more or less, to a point located 163.49 feet left of survey centerline station 201+98.52, said point being on the common property line between James D. Frost, et ux. and the grantors herein; thence with said common property line North 85 degrees 05 minutes 09 seconds East a distance of 13 feet, more or less, to a point located 150.33 feet left of survey centerline station 202+01.57, said point being on the west existing controlled access right of way line of Interstate Route 65; thence with said existing controlled access right of way line Southwesterly a distance of 256.40 feet to the Point of Beginning and containing 0.186 acre, more or less.

Being the same property conveyed to Stephen A. Schuller and wife, Pamela M. Schuller by Warranty deed from Regina K. Jones, widow and single person of record in Book 7940, page 547, Register's Office for Davidson County, Tennessee, dated May 28, 1989 and recorded on September 18, 1989.

Being the same property conveyed to Music City Financial LLC by Warranty deed from Stephen A. Schuller and wife, Pamela M. Schuller of record in Instrument No. 20210129-0013589, Register's Office for Davidson County, Tennessee, dated January 28, 2021 and recorded on January 29, 2021.

Being the same property conveyed to Barbara C. Weiss by Warranty deed from Music City Financial, LLC of record in Instrument No. 20210323-0037877 Register's Office for Davidson County, Tennessee, dated January 28, 2021 and recorded on March 23, 2021.

Being the same property conveyed to BCWJW, LLC, a Florida Limited Liability Company by Quitclaim deed from Barabara C. Weiss, Married of record in Instrument No. 20210406-0044617 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 06, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4424 Prescott Road, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of June, 2021.

BCWJW, LLC, a Florida Limited Liability Company

By: _____
Barbara Crosara Weiss, Member

By: _____
Jonathan William Weiss, Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Crosara Weiss and Jonathan William Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of BCWJW, LLC, a Florida Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2021.

MARIA D. NELSON
Notary Public - State of Florida
Commission # GG 206442
My Comm. Expires Jul 16, 2022

_____
Notary Public

My Commission Expires: July 16 2022

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021