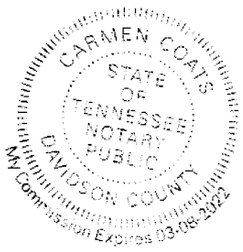
Karen Johnson Davidson County
Batch# 679306 DEEDWARR
07/19/2021 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210719-0096567

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 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:
BCWJW LLC	New Owner(s)	072-03-0-082.00
711 Lenox Avenue		
Miami Beach, FL 33139		

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, **ANNA LOIS POUDER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BCWJW LLC, A FLORIDA LIMITED LIABILITY COMPANY**, 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 the Easterly one-half of Lot No. 248 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said Part of Lot 248 fronts 50 feet on the Southerly margin of Stratford Avenue and extends back between parallel lines measuring 205 feet thereon to a straight line in the rear measuring 50 feet thereon.

Being the same property conveyed to William K. Pouder and wife, Anna Lois Pouder by Warranty deed from A.B. Cripps and wife, Lillie Mae Cripps of record in Book 3981, page 289, Register's Office for Davidson County, Tennessee, dated January 21, 1966 and recorded on January 24, 1966.

The said William K. Pouder and Anna Lois Pouder having since divorced by Decree in the Probate Court of Davidson County, Tennessee, Case No. 62215 on August 26, 1971. Said divorce decree awarded the property Anna Lois Pouder.

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 1320 Stratford Avenue, Nashville, TN 37216, 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 13th day of July, 2021.

Anna Lois Pouder

Anna Lois Pouder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anna Lois Pouder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2021.

J. Brandon Miller

Notary Public

My Commission Expires: 5-2-22

J BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/14/2021 (date of document).

Affiant Signature

07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025