Karen Johnson Davidson County
Batch# 682775 DEEDWARR
07/23/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20210723-0099312

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION FOUR HUNDRED THOUSAND AND 00/100 (1,400,000.00).<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of July, 2021.<br>Notary Public<br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL) |
|---|---|

**This Instrument Prepared By:**
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **BAYco. Holdings LLC, a Tennessee Limited Liability Company**<br>(NAME) | **NEW OWNER**<br>(NAME) | **05312027800** |
| **3321 Old Hickory Boulevard, Old Hickory, TN 37138**<br>(ADDRESS) | **1830 Air Lane Drive Nashville, TN 37210**<br>(ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of July, 2021, the undersigned, **WILLIAM M. LITTLE AND JANICE F. LITTLE, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BAYCO. HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3321 Old Hickory Boulevard, Old Hickory, TN 37138** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Resubdivision Plat Of: P/O Lot 23 - Section 2, Life & Casualty Insurance Companies Subdivision, of record in Instrument No. 20180730-0073829, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with, and subject to, the Declaration of Joint Driveway Easement of record in Instrument No. 20180813-0079432, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William M. Little and wife, Janice F. Little, by Warranty Deed from John D. Moore and wife, Linda P. Moore, of record in Instrument No. 20150826-0086461, in the Register's Office for Davidson County, Tennessee, dated August 21, 2015, and recorded on August 26, 2015.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.
5. Easement for Right-Of-Way, recorded in Book 5430, Page 460.
6. Easement for Joint Driveway, recorded in Instrument No. 20180813-0079432.
7. Rights or claims of tenants under unrecorded leases.

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

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.

**IN WITNESS WHEREOF**, this instrument has been executed this 20th day of July, 2021.

GRANTOR: WILLIAM M. LITTLE

GRANTOR: JANICE F. LITTLE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **William M. Little**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of July, 2021.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 03-07-2021 COUNTY OF DAVIDSON

Notary Public

My Commission Expires

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Janice F. Little**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of July, 2021.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 03-07-2021 COUNTY OF DAVIDSON

Notary Public

My Commission Expires

# Tennessee Certification of Electronic Documents

I, Seth N. Cline, 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 the date below.

Affiant Signature

07/20/2021

Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, Madelyn Reynolds, a Notary Public of the aforesaid authority, Seth N. Cline, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

Notary Public

(see seal)

My Commission Expires

