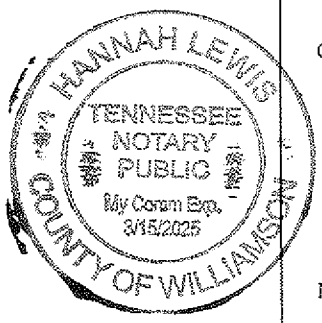
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric A. Wolfson and Marissa K. Wolfson	New Owners	
(NAME)	(NAME)	Part of 118 02 0 126.00
812 B Dewees Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC A. WOLFSON AND MARISSA K. WOLFSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** 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, being Unit A of Homes at 812 Dewees Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 812 Dewees Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201021-0122380, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 812 Dewees Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201021-0122380, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of same property conveyed to BRG, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Jin H. Shen, A Single man, of record in Instrument No. 20200914-0104760, in the Register's Office of Davidson County, Tennessee, dated September 03, 2020 and recorded on September 14, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 694578 DEEDWARR
08/11/2021 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,104.30
20210811-0108456

unimproved
This is improved x property, known as 812 B Dewees Ave, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 6th day of August, 2021

BRG, LLC

BY: _____

BILLY JENKINS, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dylan Potter a Notary Public in and for said State and County, personally appeared Billy Jenkins, Sole Member of BRG, LLC , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of or other authorized signer for BRG, LLC, the within-named bargainor, a Limited Liability Company, and that he as such member or other authorized signer executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as such member or other authorized signer.

WITNESS my hand and seal at office, on the 6th day of July, 2021.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

My Commission Expires: _____

202108110108456

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8-6-21.

Affiant Signature

8-9-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-9-21.

Notary's Signature

My Commission Expires:

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