21-3939

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 704650 DEEDWARR
08/25/2021 01:39:40 PM 2 pgs
Fees: $13.00 Taxes: $3,104.30

20210825-0114934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24
(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Ryan Bull and Jordan Fowler	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
812 A Dewees Ave	101 North Phillips Avenue	Part of 118 02 0 126.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Sioux Falls, SD 57104	
(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 **JORDAN FOWLER AND RYAN BULL, WIFE AND HUSBAND,** 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.

unimproved
This is improved x property, known as 812 A 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 4th 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 4th day of August, 2021.

My Commission Expires: _____

Notary Public