Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1020 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 720558 DEEDWARR
09/21/2021 10:35:08 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20210921-0126591

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BCM Construction, LLC 1906 Manchester Ave Nashville, TN 37218	BCM Construction, LLC 3866 Hutson Ave. Nashville, TN 37216	069-16-0-201

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donna Wade, and husband, Larry Wade**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **BCM Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being a certain tract or parcel of Land located in the 13th Civil District of Davidson County, Tennessee, property as described in Book 4868, Page 718, and according to a survey by John Kohl, Surveyor, dated April 5, 1979, as follows: Said Tract fronts 82.5 feet on the east side of Manchester Avenue and runs back between parallel lines 252 feet to a deadline in the rear.

Being the same property conveyed to Donna Wade by Warranty Deed from Steve Michaels, dated 12/30/2009, of record in Instrument 20100106-0001115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1906 Manchester Ave, Nashville, TN 37218

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/our hand(s) this the 15th day of September, 2021.

Donna Wade
Donna Wade

Larry Wade
Larry Wade

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donna Wade and Larry Wade with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of September, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County