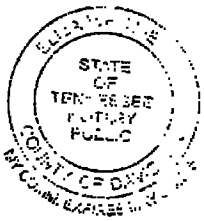
Karen Johnson Davidson County
Batch# 721116 DEEDWARR
09/22/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20210922-0127006

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $540,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 16th day of September, 2021. Notary Public My commission expires: 05-05-2025

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:
Jake Schulz	CapStar Bank	082-07-0-244.01
203 Berry Street	2002 Richard Jones Rd Suite 300A	
Nashville, TN 37207	Nashville, TN 37215	

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, **GREENWOOD BAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAKE SCHULZ, A SINGLE MAN**, 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:

JS

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of a part of the John W. Bryan Property of record in Book 3500, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 57 feet on the Northerly side of Berry Street and extends back 165 feet between parallel lines to an alley.

Being the same property conveyed to Mary E. Gore, a single person by Warranty Deed from John G. Claybrooks, Sr and wife, Gwendolyn B. Claybrooks of record in Book 5303, page 68, Register's Office for Davidson County, Tennessee, dated June 21, 1978 and recorded on June 26, 1978.

Mary E. Gore has since deceased, The Estate of Mary Elizabeth Gore having been administered under Case No. 93P541 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Pursuant to the Last Will and Testament of Mary Elizabeth Gore, Larry Lamar Lee was devised property located at 203 Berry Street, Nashville, Tennessee, Said Last Will and Testament also being recorded on August 01, 2001 in Instrument No. 20010801-0081449, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Financial LLC, a Limited Liability Company by Warranty deed from Larry Lamar Lee, Residuary Devisee under The Last Will and Testament of Mary Elizabeth Gore of record in Instrument No. 20210305-0029368 Register's Office for Davidson County, Tennessee, dated February 03, 2021 and recorded on March 05, 2021.

Being the same property conveyed to Greenwood Bam, LLC by Warranty deed from Music City Financial, LLC of record in Instrument No. 20210317-0035366 Register's Office for Davidson County, Tennessee, dated February 03, 2021 and recorded on March 17, 2021.

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 203 Berry Street, Nashville, TN 37207, 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 16th day of September, 2021.

Greenwood Bam, LLC, a Tennessee Limited Liability Company

By: _____
Peter Matteson, Authorized Member

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 Peter Matteson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Greenwood Bam, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2021.

_____
Notary Public

My Commission Expires: 3-1-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 09/20/2021 (date of document).

Affiant Signature

09/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of September, 2021.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025