Karen Johnson Davidson County
Batch# 722049 DEEDWARR
09/22/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210922-0127712

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bak Global Invstmnts1 LLC	New Owner	Map & Parcel 072 16-0 272.00
(NAME) 6330 WATERCREST WAY #403	(NAME)	
(ADDRESS) BRADENTON, FL 34202	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John Lee Teal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bak Global Invstmnts1 LLC, 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 Lot No. 44, on the Plan of Dugger Heights, of record in Book 1424, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to John Lee Teal and wife Sandra Jackson Teal by deed from John D. Maynard and wife, Deborah C. Maynard of record in Instrument #20161229-0136801, Register's Office, Davidson County, Tennessee. The said Sandra Jackson Teal has since died on September 22, 2004.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 1424, Page 102, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1509 Dugger Drive, Nashville, TN 37206
(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 17th day of September, 2021.

John Lee Teal

STATE OF TENNESSEE

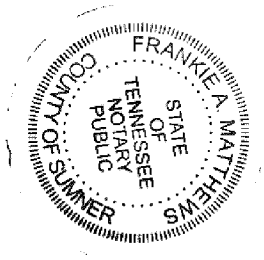
COUNTY OF Robertson

On this 17th day of September, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Lee Teal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,



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 09/21/2021 (date ~~of document~~).

Affiant Signature

09/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of September, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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