Karen Johnson Davidson County
Batch# 730722 DEEDWARR
10/05/2021 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20211005-0133979

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $510,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2021. Notary Public My commission expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
BMB Properties Attn: Brandon Bubis 944 Main Street Nashville, TN 37206	SAME	08216015700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **HEATHER L O'CONNOR**, a single woman ("Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **BMB PROPERTIES**, a Tennessee general partnership ("Grantee"), its successors, and its assigns, effective as of this 1st day of October, 2021 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled JL Valentino's Lots, Russell St., E. Nashville, of record in Book 57, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Heather L O'Connor, a single woman, by deed from Jolita Johnson, Administratrix of the Estate of Shirley Joyce Charette, of record as Instrument No. 20210827-0115934, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on the Plan of record in Book 57, page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as 926 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs, Grantor's representatives, and Grantor's assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Heather L O'Connor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HEATHER L O'CONNOR**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2021.

Notary Public

My Commission Expires: WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8 2025

True Copy Certification

I, William T. Smith, 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 October 1, 2021.

Affiant Signature

Date: 10/1/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

