Karen Johnson Davidson County
Batch# 758705 DEEDWARR
11/22/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,704.70
20211122-0154523

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $731,000.00. Patricia Green Affiant Subscribed and sworn to before me, this the ~~10th~~ 11th day of November, 2021. Eliza Whitfield Notary Public My commission expires:

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:
Jacob Round Melinda Elizabeth Solares	CapStar Bank	061-14-0-064.00
1055 Horseshoe Drive	2002 Richard Jones Rd Suite 300A	
Nashville, TN 37216	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 **JACOB ROUND, A SINGLE MAN AND MELINDA ELIZABETH SOLARES, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11, 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 45 fronts 60 feet on the Northerly side of Horseshoe drive and runs back between parallel lines 175 feet to a dead line.

Being a portion of the same property conveyed to Dorris Brent by Warranty Deed from H. H. Richardson and wife, Eva Richardson, of record in Book 1582, Page 385, Register's Office for Davidson County, Tennessee, dated December 30, 1947 and recorded on January 14, 1948.

Being the same property conveyed to Harry Bess and wife, Bonnie Lee Bess, by Warranty Deed from Dorris Brent, unmarried, of record in Book 1635, Page 207, Register's Office for Davidson County, Tennessee, dated August 14, 1948 and recorded on August 17, 1948.

Said Harry Bess became deceased, leaving Bonnie Lee Bess as surviving tenant. Said Bonnie Lee Bess became deceased on October 17, 1993, intestate, survived by Andrew David Bess, Harry David Bess and Cynthia Denise Hollingsworth. Affidavit of Heirship of record in Instrument No. 202104060045397, said register's office- Affiant is Kimberly D. Davis.
Being the same property conveyed to Andrew David Bess, an estate for his life or until he moves from the improved realty, whichever occurs earlier, remainder in fee to Andrew David Bess, Harry Daniel Bess and Cynthia Denise Hollingsworth, an undivided one-third (1/3rd) interest each, by Quitclaim deed from Andrew David Bess, Harry Daniel Bess and Cynthia Hollingsworth, the sole

intestate heirs of Bonnie Lee Bess, a window of record in Book 9236, Page 435, Register's Office for Davidson County, Tennessee, dated January 26, 1994 and recorded on February 01, 1994.

Said Andrew David Bess died, survived by Harry Daniel Bess and C. Denise Hollingsworth. Said Cynthia Denise Hollingsworth died, survived by Kelly White and Angie Hollingsworth. Affidavit of Heirship of record in Instrument No. 20210406-0045397, 20210406-0045398 and Instrument No. 20210406-0045399, said register's office.

Being the same property conveyed to Greenwood Bam, LLC by Warranty Deed from Harry Daniel Bess, individually, and heir at law of the Estate of Andrew David Bess, a fifty percent (50%) interest and Kelly White, a twenty five percent (25%) interest and Angie Hollingsworth, a twenty-five percent (25%) interest, heirs at law of the Estate of Cynthia Denise Hollingsworth of record in Instrument No. 20210413-0049010 Register's Office for Davidson County, Tennessee, dated March 22, 2021 and recorded on April 13, 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 1055 Horseshoe Drive, Nashville, TN 37216, 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 10th day of November, 2021.

Greenwood Bam, LLC, a Tennessee Limited Liability Company

By: _____
Derrick Royer, 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 Derrick Royer, Authorized Member, 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 10th day of November, 2021.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3/3/25

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 11/16/2021 (date ~~of document~~).

Affiant Signature

11/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of November, 2021.

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

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025