Karen Johnson Davidson County
Batch# 759278 DEEDWARR
11/22/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20211122-0155029

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7981

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of November, 2021

Notary Public

Commission Expires: 9/6/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
BC Squared Holdings, LLC 3500 Rose Crest Ln. Fairfax, VA 22033	New owner	104 04 0B 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

J&B Realty Holdings LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BC Squared Holdings, LLC, a Tennessee Limited Liability Company

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:

The following described real estate in Davidson County, Tennessee:
Being Unit No. 8 on the Plan of Scarritt Place South Condominiums, Revised, as of record in Book 5200, Page 287, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to J & B Realty Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Claude Adam Tudor, Executor of the Estate of John M. Tudor, of record in Instrument No. 20210303-0027616, Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 3, 2021. (Value or consideration shown in aforementioned Deed $620,000.00). The said John M. Tudor, Jr. aka John M. Tudor, died June 5, 2020. His will was probated at Docket No.

20P1062 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division and Claude Adam Tudor was appointed as Personal Representative on behalf of the estate.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1028 A 18th Avenue South, Nashville, TN 37212

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 so 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.

Dated this the 15th day of November, 2021.

J&B Realty Holdings LLC, a Tennessee Limited Liability Company

By: _____
Mike Jakubowski, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Mike Jakubowski, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Authorized Signor of J & B Realty Holdings, LLC, a Tennessee Limited Liability Company and that he as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of November, 2021.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: _____

WARRANTY DEED

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/15/21.

Affiant Signature

11/16/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/16/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON