WARRANTY DEED

Karen Johnson Davidson County
Batch# 761527 DEEDWARR
11/29/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211129-0156966

File No. BC-21-1521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/26/2025
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BMW Partnership 408	BMW Partnership 408	
(NAME)	(NAME)	
1607 Russell Street	408 S. 15th St.	083-14-0-050.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Carolyn Parker and Larry Newson, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BMW Partnership 408**, HEREINAFTER CALLED THE GRANTEE, 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. 41 on the Plan of Lindley's Subdivision of the Chadwell Tract, of record in Book 2, Page 24, Chancery Court at Nashville, Tennessee.

Said Lot No. 4 fronts 50 feet on the northerly Side of Russell (formerly Ruth) Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Carolyn Parker, unmarried by Warranty deed from Metropolitan Development and Housing Agency of record in Book 10764, page 168, Register's Office for Davidson County, Tennessee, dated January 09, 1998 and recorded on January 21, 1998 and Re-recorded on February 06, 1998 in Book 10785, Page 59.

This is property more commonly known as 1607 Russell Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 18th day of November, 2021.

Carolyn Parker

Larry Newson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2021, before me personally appeared Carolyn Parker and Larry Newson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 18, 2021**.

Affiant Signature

11/18/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **November**, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

