Karen Johnson Davidson County
Batch# 761669 DEEDWARR
11/29/2021 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20211129-0157162

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $560,000.00

Affiant

Subscribed and sworn to before me, this 30th day of Sept., 2021.

Notary Public
My Commission Expires: 11.8.21

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jane Callahan 2002 A 14th Ave N Nashville, TN 37208	New Owner	Tax Parcel ID No. 081-07-1O-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND B&F PROJECTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JANE CALLAHAN, UNMARRIED WOMAN,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of The Homes at 2002 14th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 2002 14th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200901-0099412, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BFL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KE QIN, UNMARRIED, of record as Instrument No. 20200901-0099411, and corrected as Instrument No. 20210111-0004663, dated August 31, 2020, said Register's Office.

BFL HOLDINGS LLC 50% interest being further conveyed by BF HOLDINGS LLC, a TENNESSEE LIMITED LIABILITY COMPANY to B&F PROJECTS LLC by quit claim deed of record as instrument number 200210902-0118268, dated August 27th 2011 said registers office.

This is improved property commonly known as: **2002 B 14th Ave N, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2021.

Z 1, LLC

Jennifer S. Ghanem, Authorized Representative

B&F PROJECTS, LLC

Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of Z 1, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 20th day of September 2021.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of B&F PROJECTS, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 20th day of September 2021.

Notary Public
My Commission Expires: _____

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9.20.2021 (date of document).

Connie Taylor
Affiant Signature

9.20.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

