WARRANTY DEED

Karen Johnson Davidson County
Batch# 783199 **DEEDWARR**
01/03/2022 11:49:56 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220103-0000457

LR-PD-21-904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-13-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC FRANCES RUDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Precision Development, LLC	**New Owner**	
(NAME) **5016 Centennial Blvd Ste 200**	(NAME)	**072-09-0-366.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BGL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRECISION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABLILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County , Tennessee Being parts of Lots 90 and 91 On the Map of Springdale Subdivision as of record in Plat Book 974, Page 18, as described according to a survey made by T R Sanford, dated May 11, 1953 and by John Kohl, dated May 13, 1983, as follows:

Beginning at a stake in the Southerly margin of West Cahal Avenue at the common corner of Lots 89 and 90 in said Subdivision; thence Southerly with the common boundary line between Lots 89 and 90, 107.5 feet to a stake, thence Westerly and parallel to the southerly margin of West Cahal Avenue, 56 feet to a stake, said stake being 6 feet Westerly from the common boundary line between Lots 90 and 91 on said Plan; thence Northerly and parallel to the boundary line between Lots 90 and 91 on said Plan 107.5 feet to an iron pin in the Southerly margin of West Cahal Avenue, Eastwardly 56 feet to the point of beginning.

Being the same property conveyed to BGL Properties, LLC by Quitclaim deed from Wayne Flatt, married of record in Instrument No. 20130605-0056885 Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 05, 2013.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 Cahal Ave, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30th DAY OF DECEMBER, 2021.

BGL Properties, LLC

BY: _____
Wayne Jeffery Flatt
Member

BY: _____
Sarah Margaret Trahern
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE JEFFERY FLATT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BGL PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH MARGARET TRAHERN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BGL PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of December, 2021.

_____
Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212