WARRANTY DEED

Karen Johnson Davidson County
Batch# 797957 DEEDWARR
02/01/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $4,904.35
20220201-0011312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MAGDELINE MCGEE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 07-07-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica L. Murray and Christopher Fiery Bryan	Jessica L. Murray and Christopher Fiery Bryan	
(NAME)	(NAME)	
4112 Idaho Ave.	4112 Idaho Ave	103 04 0 264.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, WE, **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA L. MURRAY AND CHRISTOPHER FIERY BRYAN, A MARRIED COUPLE**, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Charlotte Avenue Church of Christ Addition to West Nashville of record in Plat Book 547, Page 199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BRG, LLC, a Tennessee limited liability company, by Warranty Deed from Katherine E. Beasley, unmarried, of record in Instrument No. 20210301-0025187, in the Register's Office of Davidson County, Tennessee, dated February 26, 2021 and recorded on March 01, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4112 Idaho Ave., Nashville, TN 37209 (unimproved)

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 20th day of January, 2022

BRG, LLC

BY: _____

BILLY JENKINS, SOLE MEMBER

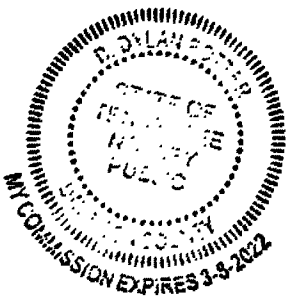
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Billy Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of BRG, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 20th day of January, 2022.

Commission expires:



_____
Notary Public

Property Address: 4112 Idaho Avenue, Nashville, TN 37209

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 January 20, 2022.

Steve Berneman

Date: 20th day of January, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 20th day of January, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-28-2025



File No.: 2021-8507-TN