Karen Johnson Davidson County
Batch# 798633 DEEDWARR
02/01/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $453.25
20220201-0011801

Name and Address of New Owner:
Zachary John Baumann
1406 B Riverside Dr.
Nashville, TN 37206
Send Tax Bills To:
new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37206

Map & Parcel No: 083 03 2H 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **BLKM Investments, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zach John Baumann, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1406 Riverside Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200814-0091159, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Warranty Deed from JDF Premium Investments, LLC, a Georgia Limited Liability Company, of record in Instrument No. 20190502-0041232, Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on May 02, 2019. (Value or consideration as shown in aforementioned deed $122,500.00.)

Being a portion of the same property conveyed to BLKM Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210305-0029374, Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on March 05, 2021. (Value or consideration as shown in aforementioned deed $625,000.00.)

Being also known as 1406 B Riverside Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of January, 2022.

BLKM Investments, LLC, a Tennessee Limited Liability Company

By: _____
Michael Allen Isaacson, Sole Member

State of Tennessee
County of Davidson

Before me, Sandy Balent of the state and county mentioned, personally appeared Michael Allen Isaacson, Sole Member 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 theSole Member of BLKM Investments, LLC, the within named bargainor, a Limited Liability Company, and that 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, at office, this 19th day of January, 2022.

Sandy Balent
Notary's Signature
My commission expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
19th day of January, 2022.

_____
Notary Public
My commission expires: _____
File No. GNT-21-2009

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **1/19/2022** (date of document).

Affiant Signature

1/19/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **January**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

