Karen Johnson Davidson County
Batch# 803157 DEEDWARR
02/10/2022 10:08:30 AM 5 pgs
Fees: $28.00 Taxes: $3,663.00
20220210-0015496

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $990,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2022. Notary Public My commission expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
BMB Properties Attn: Brandon Bubis 944 Main Street Nashville, TN 37206	SAME	10511019400 10511019500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **PAUL JENKINS**, unmarried ("Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **BMB PROPERTIES**, a Tennessee general partnership ("Grantee"), its successors, and its assigns, effective as of this 31st day of January, 2022 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Being located in Davidson County, Tennessee, on the west side of Carvell Avenue, and being the property of record in Instrument Number 20091106-0102642, Register's Office, Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at an iron rod in the west margin of Carvell Avenue, same being the northeast corner of this tract and the southeast corner of Robert O'Malley (DB 8991, PG 172, RODCT); thence with said margin South 06 degrees 02 minutes 00 seconds West 226.04 feet to an iron rod in said margin; thence leaving road with line of Juanita Baker Langley (LE) (IN 20060317-0031096, RODCT) North 83 degrees 32 minutes 28 seconds West 99.78 feet to a chain link fence corner; thence with line of Joseph A. Smith (DB 5965, PG 856, RODCT), John T. Hendericks (DB 5163, PG 696, RODCT), Jerry C. Hill (DB 6020, PG 253, RODCT), Joyce A. Stringer (IN 20000530-0053436, RODCT), Potts and Kelley Properties (DB 4594, PG 892, RODCT), and Elizabeth Gammans (IN 20050907-0107804, RODCT) North 06 degrees 30 minutes 11 seconds East 224.29 feet to an iron rod; thence with line of Robert O'Malley South 84 degrees 33 minutes 20 seconds East 97.94 feet to the point of beginning containing 0.511 acres (22,259 square feet) more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address: 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated December 8, 2009.
>
> Being the same property conveyed to Paul Jenkins, unmarried, by deed from Amy Rivera, as Trustee of Carvell Project 1708 Trust, of record as Instrument No. 20100812-0063700, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2022 and subsequent years, which have been prorated and assumed by Grantee; and

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4288, page 358, Register's Office for Davidson County, Tennessee.

This is improved property known as 1708 and 1710 Carvell Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, his heirs, his representatives, and his assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Paul Jenkins

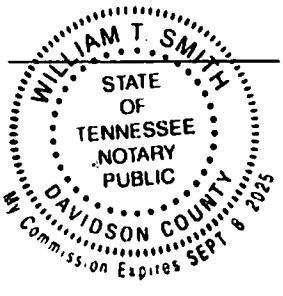
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL JENKINS**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January, 2022.

Notary Public

My Commission Expires:



True Copy Certification

I, William T. Smith, 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 January 31, 2022.

Affiant Signature

Date: 1/31/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of January, 2022.

Notary's Signature

My Commission Expires: 10-17-2023

Notary's Seal

