Karen Johnson Davidson County
Batch# 819998 DEEDWARR
03/11/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20220311-0028237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

G-LC-22-1256

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)
John Roberts	New Owner	
(NAME) 959 BOLEMOER DRIVE	(NAME)	**105-04-0-157.00**
(ADDRESS) DELRAY BEACH, FL 33483	(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, **BM BUILDERS 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 **JOHN ROBERTS, A SINGLE PERSON,** 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 the Northerly one-half of Lot No.40 on the Plan of Trimble's Addition to South Nashville, as shown on plan of record in Book 57, Page 53, Register's Office of Davidson County, Tennessee. Said One half of lot No.40 fronts 25 feet on the Easterly side of Thomas Street and runs beck between parallel line 120 feet to an alley.

Being the same property conveyed to BM Builders LLC, a Tennessee limited liability company by Warranty deed from Josh Hellmer, married of record in Instrument No. 20201028-0125022 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 28, 2020.
Being the same property conveyed to Josh Hellmer by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20200601-0055979 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on June 01, 2020.
Being the same property conveyed to Ethel Howard by Warranty deed from Lagrange Nelson and wife Ella Nelson of record in Book 2283, page 621, Register's Office for Davidson County, Tennessee, dated July 01, 1954 and recorded on July 01, 1954. Note: Final Decree Confirming Sale, recorded on September 11, 1991, in Book 8440, Page 378, Final Decree Confirming Sale, recorded on October 20, 1993, in Book 9120, Page 57 and Final Decree Confirming Sale, recorded on September 20, 1996, in Book 10228, Page 22.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, 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: **1256 Thomas Street, Nashville, Tennessee 37210**.

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 28th DAY OF FEBRUARY, 2022.

BM Builders LLC, a Tennessee limited liability company

BY: _____
Brian Musser
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MUSSER, 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 SOLE MEMBER of BM BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of February, 2022.

_____
Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-2-2022

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

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 03/03/2022 ____ (date of ~~document~~).

Affiant Signature

03/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025