Warranty Deed

Karen Johnson Davidson County
Batch# 822586 DEEDWARR
03/15/2022 11:53:19 AM 2 pgs
Fees: $13.00 Taxes: $8,695.00
20220315-0030029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,350,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2022.

Notary Public

My commission expires: 1-6-25

STATE OF TENNESSEE NOTARY PUBLIC M. CATHERINE CLEARWATERS DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Magnus One Irrevocable Trust dated January 17, 2020	New Owner(s)	130-16-0-003.00
4437 Alcott Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BLUEGRASS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SILVER AND BLACK ENT., LLC, A NEVADA LIMITED LIABILITY COMPANY, TRUSTEE OF THE MAGNUS ONE IRREVOCABLE TRUST DATED JANUARY 17, 2020**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 25 on the Plan of Hycrest Acres III of record in Plat Book 20190402-0029816, Page , 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 Michael A. Wolverton and wife, Sandra Wolverton by Warranty deed from Richard H. Hammond and wife, Elizabeth K. Hammond of record in Book 10532, page 923, Register's Office for Davidson County, Tennessee, dated July 14, 1997 and recorded on July 17, 1997.

Being the same property conveyed to Bluegrass Holdings, LLC, a Tennessee Limited Liability Company for the benefit of Series 4437 Alcott by Warranty deed from Sandra Wolverton, a single woman of record in Instrument No. 20190402-0029816 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 02, 2019.

Being also known as 4437 Alcott Drive Nashville, Tennessee 37215.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4437 Alcott Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of March, 2022.

Bluegrass Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Jerry "Chip" Iked, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry "Chip" Iked, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ~~Sole~~ Member of Bluegrass Holdings, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Authorized JTB

Witness my hand and seal this 11th day of March, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025