Karen Johnson Davidson County
Batch# 842155 DEEDWARR
04/19/2022 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220419-0045093

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13556NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Timothy Ford and Rhonda Bassham	New Owners	02800011200
(NAME)	(NAME)	
6048 Marrowbone Lake Road	6048 Marrowbone Lake Rd	
(ADDRESS)	(ADDRESS)	
Joelton TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FAULK INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY FORD AND RHONDA BASSHAM,** 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:

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a point in the easterly margin of Little Marrowbone Lake Road, said point being a corner to Carsie D. Mundy; thence with the margin of Little Marrowbone Lake Road, N 9 degrees 16' W 80.00 feet,

N 14 degrees 01' W 128.00 feet; thence, N 88 degrees 30' E 1,371.2 feet to a point in the line of Lee Krantz property (Book 476, page 128, RODCT); thence, with the line of said Lee Krantz property, S 2 degrees W 219.6 feet to a corner with the said Carsie D. Mundy; thence with the line of said Carsie D. Mundy, S 89 degrees 30' W 1,298.4 feet to the beginning, containing 6.42 acres, more or less.

Being the same property conveyed to Faulk Investment Group, LLC, DBA Bridge Builder Capital, a Tennessee limited liability company by Deed dated December 22, 2021 from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20220204-0013379, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6048 Marrowbone Lake Road, Joelton, TN 37080
(House No.) (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 successors 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 our hands this 11 day of April 2022.

Faulk Investment Group, LLC, a Tennessee limited liability company

BY: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Maurice Faulk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member / (or / other officer authorized to execute the instrument) of Faulk Investment Group, LLC, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____
NOTARY PUBLIC

ANDREW H. MALONE
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/1/22

Certificate of Authenticity

I, Holly A. Mason, 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 4/11/22.

Affiant Signature

4/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of April, 2022

Notary's Signature

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 11-3-25