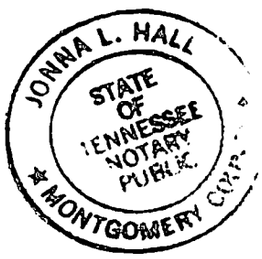
Karen Johnson Davidson County
Batch# 844121 DEEDWARR
04/22/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20220422-0046570

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Affiant Subscribed and sworn to before me, this the 12th day of April, 2022. Notary Public My commission expires: 10/17/2023

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:
BMB Properties	New Owner(s)	133-02-0-155.00
944 Main Street		
Nashville, TN 37206		

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, **RACHAEL PRIDGEON DENBY FKA RACHAEL PRIDGEON, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS 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. 47, on the Plat of Airdrie Subdivision B, Property of D.C. Buell, of record in Book 547, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rachael Pridgeon, a single woman, by deed from Brian Hayes Tibbs and wife, Felicia L. Tibbs, of record as Instrument No. 20140604-0048616, Register's Office for Davidson County, Tennessee. The said Rachael Pridgeon has since married and is now known as Rachael Pridgeon Denby.

This conveyance is subject to the following matters: (a) taxes for the year 2022 and subsequent years, which have been prorated and assumed by the Grantee(s); (b) matters shown on the Plan of record in Book 547, page 42, Register's Office for Davidson County, Tennessee; (c) restrictions contained in the instrument of record in Book 752, page 644, Register's Office for Davidson County, Tennessee; (d) right-of-way easement contained in Warranty Deed of record in Book 10480, page 876, Register's Office for Davidson County, Tennessee; (e) Temporary Easement Agreement for Encroachment of record as Instrument No. 202204220046569, Register's Office for Davidson County, Tennessee; and (f) unrecorded License Agreement for Encroachments dated as of April 12, 2022.

The address of the herein described property is believed to be 3207 A Kinross Avenue, Nashville, TN 37211, 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.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), its successors 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), its successors 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 12th day of April, 2022.

Rachael Pridgeon Denby FKA Rachael Pridgeon

Rachael Pridgeon Denby FKA Rachael Pridgeon

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachael Pridgeon Denby FKA Rachael Pridgeon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of April, 2022.

Erika Myers

Notary Public

My Commission Expires: 06/15/2025

NOTARIAL SEAL
STATE OF OHIO

ERIKA MYERS
Notary Public, State of Ohio
My Commission Expires
06/15/2025

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 April 12, 2022.

W.T.S

Affiant Signature

Date: 4-12-22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of April, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

10-17-2023