Karen Johnson Davidson County
Batch# 847154 DEEDWARR
04/28/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220428-0049176

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. EM-22-2141	

THIS INSTRUMENT WAS PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BMB Properties	BMB Properties Attn: Brandon Bubis	
(NAME)	(NAME)	
944 Main St.	944 Main Street	083-14-0-093.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Scott Blair Gerlock, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BMB Properties, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 of Block "C", as shown on the map entitled the Plan of Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Scott Blair Gerlock by Quitclaim Deed from Wynn Collett Gerlock of record in Instrument No. 2021126-0107999 Register's Office for Davidson County, Tennessee, dated November 05, 2012 and recorded on November 26, 2012.

This is property more commonly known as 1913 Russell Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) property taxes for 2022 and thereafter; and (2) All matters shown on the Plan of record in Book 161, page 102, Register's Office for Davidson County, Tennessee; AND (3) Unrecorded license agreement for encroachments dated April 12, 2022

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 this 12th day of April, 2022.

Scott Blair Gerlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2022, before me personally appeared Scott Blair Gerlock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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.

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

