Karen Johnson Di
Batch# 851423 DEEDWARR
05/05/2022 02:26:28 PM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20220505-0052154

WARRANTY DEED

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$382,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/1/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Reed 5706 Amalie Drive Nashville, TN 37211	Truist Bank 1001 Semmes Ave. Richmond, VA 23224	161-11-0F-009-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **BH Rental, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Reed, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 9, on the Plan of Condominium Plat, Townhomes of Brentwood, of record in Plat Book 9700, Page 990, Master Deed of record in Book 11629, Page 850, Amendment to Master Deed and By-Laws of record in Instrument No. 200002150015334, Amendment to Declaration of record in Instrument No. 20010626-0067542, Second Amendment to the Master Deed and By-Laws of record in Instrument No. 20020205-0015877 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BH Rental LLC by Warranty Deed from Jeffrey Todd Carneal, Trustee for the JLC Property Trust #3 dated 10/21/2008 and recorded in Instrument No. 202102100018779 dated 02/03/2021 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 5706 Amalie Drive, Nashville, TN 37211

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 heirs 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 my hand this the 4th day of May, 2022.

BH Rental, LLC

BY: _____
Robert Justin Luckett, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert Justin Luckett with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member of BH Rental, LLC, the within named bargainor, a limited liability company, and that he as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Robert Justin Luckett as such Member.

Witness my hand and official seal, this the 4th of May, 2022.

_____
Notary Public

My Commission Expires: 3/7/2023

John M. Wells
State of Tennessee Notary Public
Davidson County