BOX 10-A

Karen Johnson Davidson County
Batch# 877735 DEEDWARR
06/24/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220624-0072622

Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-8629

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
BAM Ventures LLC
1307 Debow Street
Old Hickory, TN 37138

SEND TAX BILL TO:
BAM VENTURES
1900 Church St #402
Nashville, TN 37203

MAP/PARCEL 053-03-0-155.00 and 053-0156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah A. Seifert, an unmarried woman, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **BAM Ventures, LLC, a Tennessee Limited Liability Company, hereafter called the GRANTEES,** its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 and 27 on the Revised Plan - Certain Lots between Dodson & Debow Streets, Sections "C" and "D", Village of Old Hickory, of record in Plat Book 1835, Page 52, 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 Deborah A. Seifert, an unmarried woman by Warranty deed from Kevin Stanley Foutch, Donald Eugene Foutch, and Penny Foutch Dillard, Heirs at Law of the Estate of Kenneth Wayne Foutch, deceased of record in Instrument No. 20140829-0079113 Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded on August 29, 2014.

This is improved property known as: **1307 Debow Street, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES its heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 8th day of June, 2022.

WITNESS MY HAND on this the 8th day of June, 2022.

Deborah A. Seifert

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Deborah A. Seifert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of June, 2022.

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 220268

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 June 21, 2022

Affiant Signature

Date: 6-21-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21 day of June, 2022

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024