Karen Johnson Davidson County
Batch# 895168 DEEDWARR
07/28/2022 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20220728-0085938

Warranty Deed

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $785,000.00. Affiant Subscribed and sworn to before me, this the 25th day of July, 2022. Notary Public My commission expires: 10/2/23

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:
Stephanie Haynes James Christopher Nabors	New Owner(s)	160-04-0-048.00
5136 Pritchett Drive		
Nashville, TN 37220		

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, **BCWJW, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE HAYNES, AN UNMARRIED WOMAN AND JAMES CHRISTOPHER NABORS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 965 on the Plan of Brentwood Hall Section IX of record in Plat Book 2331, Page 92, 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 J. C. Clinton and wife Gloria C. Clinton by Warranty deed from Justin P. Reese and wife, Diane D. Reese of record in Book 4798, page 451, Register's Office for Davidson County, Tennessee, dated March 21, 1974 and recorded on March 22, 1974.

The said J. C. Clinton deceased on or about December 6, 2008, leaving Gloria C. Clinton as surviving tenant by the entirety. Said Gloria C. Clinton deceased on or about May 12, 2009.

Affidavit of Heirship of record in Instrument 20210427-0056335, in the Register's office of Davidson County, Tennessee - Affiant is Elaine Seiber.

Being the same property conveyed to BCWJW LLC, a Florida limited liability company by Warranty deed from Nancy Anne Clinton Moore, individually and as sole heir to the Estate of Gloria C. Clinton, deceased of record in Instrument No. 20210427-0056338 Register's Office for Davidson County, Tennessee, dated April 23, 2021 and recorded on April 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5136 Pritchett Drive, Nashville, TN 37220, 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.

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), his/her/their heirs 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), his/her/their heirs 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 25th day of July, 2022.

BCWJW, LLC, a Florida Limited Liability Company

By: _____
J. Brandon Miller, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of BCWJW, LLC, a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of July, 2022.

_____
Notary Public

My Commission Expires: May 18, 2025

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/25/22.

D. Shayne Adair

7/27/22

Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 27 **day of** July, **2022.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026