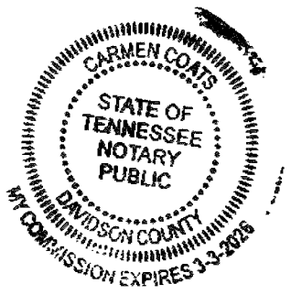
Karen Johnson Davidson County
Batch# 908023 DEEDWARR
08/25/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20220825-0096031

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $364,900.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2022.

Notary Public

My commission expires:

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:
Brandon Robert Bramhall	Legacy Home Loans LLC dba Steadfast Mortgage	050-11-0-036.00
3312 Stockdale Lane	4004 Hillsboro Pike #216B	
Nashville, TN 37207	Nashville, TN 37215	

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, **NASHVILLE BIZA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON ROBERT BRAMHALL, 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. 622 on the Plan of Section Four, Parkwood Estates of record in Plat Book 3300, Page (s) 79 and 80, 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 Jimmie Lee Shaw and wife, Madeline C. Shaw by Warranty deed from Katherine G. Nelson, unmarried of record in Book 7030, page 262, Register's Office for Davidson County, Tennessee, dated November 04, 1986 and recorded on November 04, 1986.

Being the same property conveyed to Madeline C. Shaw by Quitclaim deed from Jimmie Lee Shaw of record in Book 11556, page 344, Register's Office for Davidson County, Tennessee, dated July 02, 1999 and recorded on July 02, 1999.

Being the same property conveyed to Nashville Biza Holdings, LLC, a Tennessee limited liability company by Warranty deed from Madeline C. Shaw, an unmarried woman of record in Instrument No. 20220609-0065760 Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 09, 2022.

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 3312 Stockdale Lane, Nashville, TN 37207, 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 23rd day of August, 2022.

Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company

By: _____

Barbara Weiss, Authorized Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, Authorized Member, 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 Member of Nashville Biza Holdings, LLC, a Tennessee 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 23rd day of August, 2022.

_____

Notary Public

My Commission Expires: 6/24/2025

Otto V Latimer Jr
Commission # HH 136323
Commission Expires 06-24-2025
Bonded Through - Cyanotary
Florida - Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 August 25, 2022 (date of document).

Affiant Signature

August 25, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of August, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025