BOX 10-A

Karen Johnson Davidson County
Batch# 916707 DEEDWARR
09/14/2022 11:33:49 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20220914-0102509

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220842181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2022.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BAM Ventures, LLC 1900 Church Street #402 Nashville, TN 37203	1900 Church Street #402 Nashville, TN 37203	Tax Parcel ID No. 102 03 0 198.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle England, Trustee of the 6519 Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BAM Ventures, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1304 on the Plan of Charlotte Park, Section 18-A, as of record in Book 4660, Page 5, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 1304 fronts 75.0 feet on the Southeasterly margin of Thunderbird Drive and extends back between parallel lines 140.2 feet to a dead line in the rear.

Being the same property conveyed to Kyle England, Trustee of the 6519 Trust, by Warranty Deed from Shelly Wall, Executrix of the Kenneth Wayne Nash Estate, of record in Book ____, Page ____, in the Register's Office of Davidson County, Tennessee, dated September 13, 2022 and recorded on September 14, 2022.
* 20220914-0102507

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park, Section 18-A, as recorded in Plat Book 4660, Page(s) 5 .

Agreement as set forth in instrument recorded in Book 2593, Page 566.

This is improved property located at 6519 Thunderbird Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2022.

6519 Trust

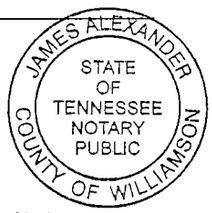
By: Kyle England, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kyle England, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of 6519 Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of September, 2022.

Notary Public
My Commission Expires: _____



My Commission Expires
Feb. 28, 2026