WARRANTY DEED

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary A. Castle	CMG	
(NAME)	(NAME)	
1307 Debow Street	3160 Crow Canyon Rd, Ste 400	053-03-0-155.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BAM VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY A. CASTLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, 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. 39 on the Plan of Revised Plan Certain Lots between Dodson & Debow Streets Sections "C" and "D" 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 a portion of 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.

Being a portion of the same property conveyed to BAM Ventures, LLC, a Tennessee Limited Liability Company by Warranty deed from Deborah A. Seifert, an unmarried woman of record in Instrument No. 20220624-0072622 Register's Office for Davidson County, Tennessee, dated June 08, 2022 and recorded on June 24, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1307 Debow Street, Old Hickory, TN 37138
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 922935 DEEDWARR
09/29/2022 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220929-0107435
202209290107435

Witness my hand this 26th day of September, 2022

BAM VENTURES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

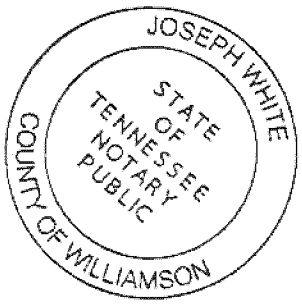
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BAM Ventures, LLC, and that he as such Authorized Agent of BAM Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BAM Ventures, LLC.

Witness my hand and official seal this 26th day of September, 2022.

Commission expires: 4/21/2025



_____

Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 9/20/22.

Affiant Signature

9/28/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON