WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 923926 DEEDWARR
09/30/2022 01:38:47 PM 3 pgs
Fees: $18.00 Taxes: $4,033.00

20220930-0108195

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,090,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH HILL WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Cory McClain	Cory McClain	
(NAME)	(NAME)	
3733 Estes Drive	4401 Westhaven Dr	116-12-0-090.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37209	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORY MCCLAIN,** 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 the Southerly half of Lot No. 11 and the Northerly half of Lot 12, of Block D on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee.

Said part of Lots adjoin and front together 100 feet on the Westerly margin of Estes Road, formerly Estes Avenue, and extends back 186.65 feet on the Northerly line and 184.7 feet on the Southerly line to a broken line in the rear, measuring 101.45 feet thereon.

Being the same property conveyed to Nathaniel Moore Miller and Katharine Louise Miller, husband and wife by Warranty Deed from Joseph B. Pokowitz and Donna S. Pokowitz, Husband and Wife of record in Instrument No. 20190730-0074850 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on July 30, 2019.

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 3733 Estes Drive, Nashville, TN 37215
(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.

Witness my hand this 28th 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 28th day of September, 2022.

Commission expires: 4/27/2025

_____

Notary Public



EXHIBIT "A"

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Being part of the same property conveyed to the herein named Grantor by Warranty Deed of record in Instrumnt No. 20220930-0108194, Register's Office for Davidson County, Tennessee.