THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-10-360
Parcel ID: 133 07 0 308.00

Karen Johnson Davidson County
Batch# 932482 DEEDWARR
10/21/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20221021-0114849

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Armando Alvarado 7052 North Lake Drive Brentwood, TN 37027	Same As New Owner	Map/Parcel 133 07 0 308.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BBS Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Armando Alvarado, a married man**, ("Grantee") all of right, title and interest in and to that certain real property known as 425 Cathy Jo Circle, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land located in Davidson County, Tennessee, being Lot No. 7A, Zone Lot Division, Lot Nos. 6, 7 and 10 Thru 20, Phase One, Valley View Terrace, of record in Plat Book 5200, Page 531, amending Plat Book 5200, Page 77, Register's Office for said County, Tennessee.

Being the same property conveyed to Jim Sheorn And Melissa Sheorn, husband and wife, by Warranty Deed from Terry B. Holleman, married, of record in Instrument No. 20060718-0086630 and as Re-Recorded in Instrument No. 20060731-0092249, in the Register's Office of Davidson County, Tennessee, dated July 13, 2006 and recorded on July 18, 2006

Being the same property conveyed to BBS Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jim Sheorn And Melissa Sheorn, Husband And Wife, of record in Instrument No. 20140117-0005034, in the Register's Office of Davidson County, Tennessee, dated January 17, 2014 and recorded on January 17, 2014.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 21st day of October, 2022.

BBS Properties, LLC, a Tennessee Limited Liability Company

By: _____
James Rochelle Sheorn, III, Member

By: _____
Melissa Schlecht Sheorn, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary of the state and county mentioned, personally appeared James Rochelle Sheorn, III and Melissa Schlect Sheorn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the Members of BBS Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that such James Rochelle Sheorn, III and Melissa Schlect Sheorn as such Members, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21st day of October, 2022.

_____
Notary Signature

Printed Name: Ashley Rudy

My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 21 day of October, 2022

_____
Notary Public
My commission expires: 05·21·2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Kay, 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 October 21, 2022.

Date

Holly Kay

Affiant Signature

10/21/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of October, 2022.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY