BOX 10-A

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

Name and Address of New Owner:
BFH Enterprises, LLC
1900 Church St. #402
Nashville, TN 37203

Send Tax Bills To: Same as new owner

Karen Johnson Davidson County
Batch# 936677 DEEDWARR
11/01/2022 03:06:28 PM 4 pgs
Fees: $23.00 Taxes: $999.00

20221101-0118005

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 053-12-0-019
Map & Parcel No: 053-12-0-008
Map & Parcel No: 053-12-0-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew Denton, and wife, Erin Denton,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BFH Enterprises, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 15 of Block "D" and a part of an unnumbered tract lying northeast of and in the rear of said Lot on the Map of Subdivision No. 3 of the Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, of record in Book 974, Page 11 Register's Office for Davidson County, Tennessee.

Said Lot and part of unnumbered tract front 60 feet on the northeasterly side of Hamblen Avenue and run back between parallel lines 340 feet to the southwesterly margin of the right of way of the Tennessee Central Railroad.

Being the same property conveyed to Andrew Denton and wife, Erin Denton by deed dated June 29, 2017 from Sylvia J. Denton recorded July 3, 2017 in Instrument No. 20170703-0066750 in the Register's Office.

This is improved property known as 123 Hamblen Avenue Nashville, TN 37138.

Property 2:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 15 of Block "D" and a part of an unnumbered tract lying northeast of and in the rear of said Lot on the Map of Subdivision No. 3 of the Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, of record in Book 974, Page 11 Register's Office for Davidson County, Tennessee.

Said Lot and part of unnumbered tract front 60 feet on the northeasterly side of Hamblen Avenue and run back between parallel lines 340 feet to the southwesterly margin of the right of way of the Tennessee Central Railroad.

Being the same property conveyed to Andrew Denton and wife, Erin Denton by deed dated June 29, 2017 from Sylvia J. Denton recorded July 3, 2017 in Instrument No. 20170703-0066750 in the Register's Office.

This is unimproved property known as 2923 Lawrence Court Nashville, TN 37138

Property 3:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 4th Civil District of said County, and being part of the property shown on a map entitled Subdivision Map 3, of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, Page 11, Register's Office for said County and described more particularly as follows:

The property herein conveyed is shown on said map, but it is not subdivided and said lot begins at the northeasterly corner of Lot No. 14, Block "D" as shown on said map and runs northerly in a continuation of the line between Lots 14 and 15 of Block "D" to the southerly line of the Tennessee Central Railroad right of way, 165 feet, more or less; thence westerly 90 feet along the said right of way of the Tennessee Central Railroad; thence southerly and parallel to the first course, 165 feet, more or less; thence easterly 90 feet to the point of beginning.

Being the same property conveyed to Andrew Denton, married man by deed dated December 17, 2021 from Laurentco Properties, LLC recorded December 23, 2021 in Instrument No. 20211223-0169559 in the Register's office.

This is unimproved property known as 2927 Lawrence Court Nashville, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of October, 2022.

Andrew Denton (SEAL)

Erin Denton (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2022, before me personally appeared Andrew Denton and Erin Denton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of October, 2022.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 under 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 $270,000.00, 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
26th day of October, 2022.

Notary Public
My commission expires: 4/27/2025
File No. 2022-5306-MJ

