BOX 10-A

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

Karen Johnson Davidson County
Batch# 943238 DEEDWARR
11/21/2022 10:41:38 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20221121-0123087

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2022.

Notary Public

My commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
BAM Ventures, LLC	New Owner(s)	091-12-0-082.00
1900 Church Street, Suite 402		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THUY ROCCO, A MARRIED PERSON, CHRIS PHAN, A MARRIED PERSON, THIEN PHAN, A MARRIED PERSON, AND LONG PHAN, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAM VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 501 and 503, Block 79 on the Plan of No. 1, Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, inclusive, 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 the same property conveyed to Thien Phan and Chris Phan by Warranty Deed from Ruoc Thi Nguyen and Trucly Tan Nguyen of record in Instrument No. 20100823-0066437 Register's Office for Davidson County, Tennessee, dated August 23, 2010 and recorded on August 23, 2010.

Being the same property conveyed to Chris Phan by Quitclaim Deed from Thien Phan, a single man of record in Instrument No. 20120330-0026984 Register's Office for Davidson County, Tennessee, dated March 29, 2012 and recorded on March 30, 2012.

Being the same property conveyed to Lee A. Cohen, Trustee by Quitclaim Deed from Chris Phan, a single man for the express purpose of creating a Tenancy in common with right of survivorship of record in Instrument No. 20141015-0095247, Register's Office for Davidson County, Tennessee, dated October 14, 2014 and recorded on October 15, 2014 and within the same deed the said Lee A. Cohen, Trustee conveyed his interest in the subject property to Christopher Phan, Thien Phan and Thuy Nguyen, as tenants in common with right of survivorship.

Being the same property conveyed to Thuy Rocco by Quitclaim Deed from Thien Phan, married person and Chris Phan, a single person of record in Instrument No. 20160916-0097650 Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 16, 2016.

Being the same property conveyed to Thuy Rocco and Long Phan and Thien Phan and Chris Phan by Quitclaim Deed from Thuy Rocco (Madine name Thuy Nguyen) of record in Instrument No. 20220623-0071837 Register's Office for Davidson County, Tennessee, dated June 18, 2022 and recorded on June 23, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4600 Georgia Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2022.

Thuy Rocco

Thien Phan

Chris Phan

Long Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thuy Rocco, Chris Phan, Thien Phan, and Long Phan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025