WARRANTY DEED

Karen Johnson Davidson County
Batch# 946447 DEEDWARR
12/01/2022 10:13:10 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20221201-0125782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,350,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF November 2022.

Notary Public

MY COMMISSION EXPIRES: Expires 04-24-25

(AFFIX SEAL)

Prepared by:
Record and Return To:
Spurman and Rosenthal Title, Inc.
[illegible] Burton Hills Blvd., Suite [illegible]
Nashville, TN 37215

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
Jeremy Lauzon	SAME AS NEW OWNER	
(NAME)	(NAME)	
303 37th Ave. N.		092 13 0 313.00
(ADDRESS)	(ADDRESS)	
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, **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY LAUZON, A SINGLE MAN,** 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. 86, on the Map of Shields New West Nashville Plan, as of record Book 57, Page 77, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to BRG, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Clear Creek Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210818-0111666, in the register's office of Davidson County, Tennessee, dated August 13, 2021 and recorded on August 18, 2021.

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.

This is improved x property, known as 303 37th Ave. N., Nashville, TN 37209 unimproved

(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 29th day of March, 2022

BRG, LLC

BY: _____

BILLY JENKINS, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Billy Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be sole member of BRG, LLC the within named bargainor, a limited liability company and that he as such sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and official seal this 29th day of March, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public