WARRANTY DEED

Karen Johnson Davidson County
Batch# 956058 DEEDWARR
12/29/2022 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20221229-0133521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 04-25-2025 (AFFIX SEAL)

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
Jonathan Elio Rodriquez	498 Vaden Dr	
(NAME)	(NAME)	
412 Ezell Pike	Nashville TN 37211	134 08 0 032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 **JONATHAN ELIO RODRIQUEZ, AN UNMARRIED 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. 16 on the Plan of Bowood Heights as of record in Book 2331, Page 47, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to BRG LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kimberly Dye and Kyle T. Pulley and keith Pulley and Kaleb Pulley, of record in Instrument No. 20210820-0112858, in the Register's Office of Davidson County, Tennessee, dated August 16, 2021 and recorded on August 20, 2021.

Being the same property conveyed to Ray C. Pulley et ux, Annette Pulley, by Warranty Deed from William H. Williams, of record in Book 5706, Page 241, in the Register's Office of Davidson County, Tennessee, dated February 02, 1981 and recorded on February 02, 1981. The said Ray C. Pulley having since deceased on October 04, 2015 and Lillian Annette Pulley having since deceased on March 22, 2021 (also see Probate record in Docket No. 21P962 in the Seventy Circuit Court for Davidson County, Probate Division).

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 unimproved _ property, known as 412 Ezell Pike, Nashville, TN 37217
(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 25 day of December, 2022

BRG LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

BILLY JENKINS, SOLE MEMBER

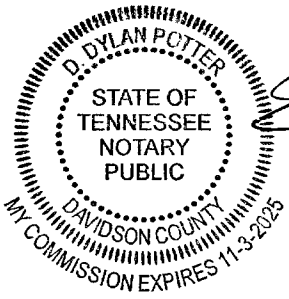
STATE OF TENNESSEE

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 the Sole Member of BRG LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company and that he as such a 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 25th day of December, 2022.

Commission expires:



_____
Notary Public

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-19775-KS

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 12-28-22.

Kathy Smith — 12-28-22

Affiant Signature — Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Dec 28, 2022

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

