Karen Johnson Davidson County
Batch# 965279 DEEDWARR
01/27/2023 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20230127-0006389

THIS INSTRUMENT WAS PREPARED BY Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS: Jeffrey Ryan Eckinger and Sharon Ramos Eckinger	SEND TAX BILLS TO: Same as Owner	MAP-PARCEL NUMBERS
(NAME) 4005 Utah Ave.	(NAME)	103 04 0 493.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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 **JEFF ECKINGER AKA JEFFERY RYAN ECKINGER AND SHARON ECKINGER AKA SHARON RAMOS ECKINGER, HUSBAND AND WIFE**, 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. 1 on the Resubdivision of Pt of Lots 77 & 78, West End Annex, of record in Instrument No. 20211025-0143337, as corrected in Scrivener's Affidavit filed in Instrument No. 20220629-0075441, in the Register's Office for said County, to which Plan reference is made for a complete description.

Being a part of the same property conveyed to BRG, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210406-0044741, in the Register's Office of Davidson County, Tennessee, dated April 05, 2021, and recorded on April 06, 2021.

Being a part of the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dino De Santis, unmarried, of record in Instrument No. 20210406-0044739, in the Register's Office of Davidson County, Tennessee, dated April 05, 2021 and recorded on April 06, 2021.

Being a part of the same property conveyed to Dino De Santis, unmarried, by Warranty Deed from Donald R. Northcutt, Trustee, of record in Instrument No. 20000621-0061750, in the Register's Office of Davidson County, Tennessee, dated June 13, 2000 and recorded on June 21, 2000.

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.

unimproved
This is improved x property, known as 4005 Utah Ave., Nashville, TN 37209
(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 26 day of January, 2023

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 the Sole member of BRG, LLC the within named bargainor, a limited liability company and that he as such the 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 26 day of January, 2023.

Commission expires:

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

_____
Notary Public

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 $1,650,000.00, 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 January, 2023.



Notary Public
My commission expires: 1-6-2025
File No. 2022-1271

Tennessee Certification of Elctronic Document

I, Christina Tolbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 1/26/2023 (date of document).

Affiant Signature

1/27/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of January, 2023.

Notary's Signature

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

NOTARY'S SEAL

MY COMMISSION EXPIRES: 1/11/2026