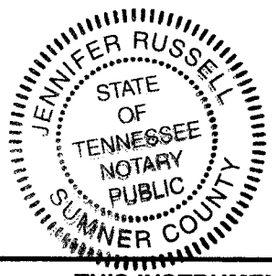
Karen Johnson Davidson County
Batch# 966479 DEEDWARR
02/02/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20230202-0007766

WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of ~~January~~ February, 2023.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Claudia Calle Carranza and Nguyen Luu	Mortgage Research Center d/b/a Veterans United Home Loans	090121D00100CO
(NAME)	(NAME)	
6414 - A Edsel Drive	550 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Columbia, MO 65201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **B&F Projects, LLC, a Tennessee Limited Liability Company and Z1, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Claudia Calle Carranza and Nguyen Luu, Joint Tenants** 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 **Unit A** on The Homes at 6414 Edsel Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 6414 Edsel Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210924-0128329, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to B&F Projects LLC, a Tennessee Limited Liability Company by deed dated July 2, 2021 from George A. Mullen and Diana G. Mullen, husband and wife of record in Instrument No. 20210707-0091307, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to B&F Projects LLC, a Tennessee Limited Liability Company and Z1, LLC, a Tennessee Limited Liability Company by Deed from B&F Projects LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210924-0128328, dated August 27, 2021, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6414 - A Edsel Drive, 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 the 31ST day of January, 2023.

B&F Projects, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

Z1, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **I. Dyke Tatum** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of B&F Projects, LLC, a Tennessee Limited Liability Company and Z1, LLC, a Tennessee Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my Hand and Seal this 31ST January, 2023

_____
Notary Public Sheila L. Mahoney
My Commission Expires: October 02, 2023

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: 23-Luu

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or 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 1/31/23 (date of document).

Jennifer Russell
Affiant Signature

2/2/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

