BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 969203 DEEDWARR
02/09/2023 11:44:55 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20230209-0009523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JOSEPH WHITE COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
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
John Brosius and Debby Brosius	Same as New Owner	
(NAME)	(NAME)	
12161 Martha Ann Drive		053-12-0-019.00
(ADDRESS)	(ADDRESS)	
Los Alamitos, CA 90720		
(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, **BFH ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN BROSIUS AND DEBBY BROSIUS, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 15 of Block "D" and a part of an unnumbered tract lying Northeast of and in the rear of said Lot on the Map of Subdivision No. 3 of the Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.

Said Lot and part of unnumbered tract front 60 feet on the Northeasterly side of Hamblen Avenue and run back between parallel lines 340 feet to the Southwesterly margin of the right-of-way of the Tennessee Central Railroad.

Being the same property conveyed to Andrew Denton, and wife, Erin Denton by Warranty deed from Sylvia J. Denton of record in Instrument No. 20170703-0066750 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 03, 2017.

Being a portion of the same property conveyed to BFH Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Andrew Denton, and wife, Erin Denton of record in Instrument No. 20221101-0118005 Register's Office for Davidson County, Tennessee, dated October 26, 2022 and recorded on November 01, 2022.

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 123 Hamblen Avenue, Old Hickory, TN 37138-2624
(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 8th day of February, 2023

BFH ENTERPRISES, LLC

BY: _____

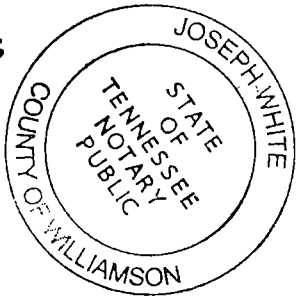
DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BFH Enterprises, LLC.

Witness my hand and official seal this 8th day of February, 2023.

Commission expires: 4/27/2025



_____
Notary Public