Karen Johnson Davidson County
Batch# 969242 DEEDWARR
02/09/2023 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230209-0009568

This instrument prepared by:
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Nashville, TN 37215
TN BPR # 11639
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $735,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of FEBRUARY, 2023.

Notary Public
My commission expires: _____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Andrew Finn	**Legacy Home Loans, LLC dba Steadfast Mortgage**	072 14 0 275.00
1607 Cahal Avenue	**2 Cadillac Drive**	
Nashville, TN 37206	**Brentwood, TN 37027**	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BHRE, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Michael Andrew Finn, unmarried man,** hereinafter called the Grantee, his successors and assigns, a tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:certain

Being part of Lot 1 on the Plan of the Old Cahal property as of record in Book 57, Page 150, Register's Office for said County, being the Southerly 136.0 feet of Lot No. 5. on the unrecorded Plan of George A. Pickup's Subdivision, of part of said Lot 1, described as follows:

Beginning on the Northerly margin of Cahal Avenue, at a point 141.0 feet East of the Easterly margin of Northview Avenue, said point being the Southeast corner of Lot 4 of said Pickup's Subdivision; thence with the Easterly line of Lots 4 and 3, Northwardly 136.0 feet; thence at right angles Eastwardly 70.0 feet to the dividing line between Lots 5 and 6; thence with said line, Southwardly 136.0 feet to the Northerly margin of Cahal Avenue; thence with said Avenue, Westwardly 70.0 feet to the beginning.

Being the same property conveyed to BHRE, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Laura P. Hayes, a married woman, of record in Instrument No. 20220111-0003140, in the Register's Office of Davidson County, Tennessee, dated December 27, 2021 and recorded on January 11, 2022.

Being the same property conveyed to Laura P. Hayes, a married woman, by Warranty Deed from Leonard Amdur, of record in Instrument No. 20200812-0089529, in the Register's Office of Davidson County, Tennessee, dated August 10, 2020 and recorded on August 12, 2020.

This property is improved property known as 1607 Cahal Avenue, Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws,

restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, it heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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

BHRE, LLC, a Tennessee limited liability company

By: Phillip Hayes, Authorized Signatory

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized signatory for BHRE, LLC, a Tennessee Limited Liability Company, and as the authorize signatory had the authority to execute the within instrument and so acted for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 8th day of February, 2023.

Notary Public

My Commission expires: September 7, 2026

BRIAN PAYNE (SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Kaz Arbogast,** 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 this the 8th day of February, 2023.

Affiant Signature
Date February 8, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

