Karen Johnson Davidson County
Batch# 975510 DEEDWARR
03/01/2023 10:59:02 AM 2 pgs
Fees: $13.00 Taxes: $2,367.63
20230301-0014511

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $639,900.00 Affiant Subscribed and sworn to before me, this the 27th day of February, 2023. Notary Public My commission expires: 2/26/25

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRE9-23-116

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lauren E. Lang	New Owner(s)	060160156.00
116 Dellway Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREENWOOD BAM LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN E. LANG, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 253 on the Plan of Final Plan of Joywood Heights, Section II of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery B. Harris, an unmarried person by Special Warranty deed from Renasant Bank of record in Instrument No. 20110419-0030083 Register's Office for Davidson County, Tennessee, dated April 14, 2011 and recorded on April 19, 2011.

Jeffery B. Harris died intestate March 27, 2021, his estate being administered through Davidson County Probate Court, Docket No. 21P1176.

Affidavit of Heirship regarding Jeffery Harris states that he was survived by two sons, Victor Harris and Anthony Harris, as recorded in Instrument No. 20210812-0108873, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greenwood Bam, LLC, a Tennessee limited liability company by Warranty deed from Victor Harris and Anthony Harris, individually and Anthony Harris, Executor of Jeffery B. Harris Estate of record in Instrument No. 20210812-0108874 Register's Office for Davidson County, Tennessee, dated August 6, 2021 and recorded on August 12, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 116 Dellway Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of February, 2023.

Greenwood BAM LLC, a Tennessee Limited Liability Company

By: _____
Peter Matteson, Member

By: _____
Derrick Royer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Matteson, and Derrick Royer,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Greenwood BAM LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2023.

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025