2023-1176

WARRANTY DEED

Karen Johnson Davidson County
Batch# 977463 DEEDWARR
03/06/2023 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20230306-0015969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE OF WILLIAMSON

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 E. Murdock and Heather M. Murdock	New Owner	
(NAME)	(NAME)	
303 51st Ave N.		091 15 0 175.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **JOHN E. MURDOCK AND HEATHER M. MURDOCK,** 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 part of Block 11 on the Realty Savings Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, Page 18, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at the Southwest corner of 51st Avenue North, as now established, formerly 10th Street, and the first alley North of Nevada, formerly Third Avenue; thence with the Southerly margin of said alley, Westwardly 145 feet; thence Southwardly and parallel to 51st Avenue North, 50 feet; thence Eastwardly 145 feet to the Westerly margin of 51st Avenue North; thence with said Avenue, Northwardly 50 feet to the beginning.

Being the same property conveyed to BRG, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bradley J. Bars and Alexandria Bars, Husband and Wife, of record in Instrument No. 20220208-0014488, in the Register's Office of Davidson County, Tennessee, dated February 04, 2022 and recorded on February 08, 2022.

Being the same property conveyed to Bradley J. bars and Alexandria Bars Husband and Wife, by Warranty Deed from Jerry L. Spears and Wife, Shirley A. Spears, Sarah J. Neighbors, a Single Person and Michael A. Spears, a Single Person, of record in Instrument No. 20180724-0071785 (as corrected by Instrument No. 20180802-0075898), in the Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on July 24, 2018.

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 303 51st Ave N., 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 6th day of March, 2023

BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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 is 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 6th day of March, 2023 .

Commission expires:

R. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC

_____
Notary Public

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/6/23 (date of document).

Affiant Signature

3/6/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON