Karen Johnson Davidson County
Batch# 980343 DEEDWARR
03/14/2023 10:03:48 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20230314-0018345

Warranty Deed

KARL FORTSCH NOTARY PUBLIC OF NEW JERSEY ID #24239 MY COMMISSION EXPIRES NOV 26, 2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $495,000.00. Affiant Subscribed and sworn to before me, this the 10th day of March, 2023. Notary Public My commission expires: 11-26-2026

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sen Lalu Alex, Babloo Chacko, and Maya Biby		043-01-0C-017.00
4304 Pine Harvest Ln.	← Same	
Manvel, TX 77578		

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, **BLM PROJECTS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEN LALU ALEX, BABLOO CHACKO, AND MAYA BIBY AS TENANTS IN COMMON**, 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 Unit 17, Homes at Pierce Road, a Horizontal Property Regime with Private Elements, as shown in Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, as set forth in Exhibit B, of record in Instrument No. 20200304-0024402, 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 BLM Projects, LLC, a Delaware limited liability company by Warranty deed from Nelson Andrew Beck and Christal Dawn Beck, husband and wife of record in Instrument No. 20200630-0070834 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 30, 2020.

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 1121 Lawrence Avenue #5, Madison, TN 37115, 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 10th day of March, 2023.

BLM Projects LLC,
a Delaware Limited Liability Company

By: _____
Brian Molloy, Sole Member

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Molloy, 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 Sole Member of BLM Projects LLC, a Delaware 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 10th day of March, 2023.

_____
Notary Public

My Commission Expires: 11-26-2026

KARL FORTSCH
NOTARY PUBLIC OF NEW JERSEY
ID #24239
MY COMMISSION EXPIRES NOV 26, 2026