Karen Johnson Davidson County
Batch# 987289 DEEDWARR
03/31/2023 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20230331-0023529

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
TC Real Estate Services 396 Cummings Lane Gallatin, TN 37066	Same as the Owner	134-13-0-203.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **BR Real Estate Holdings LLC, a South Carolina Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TC Real Estate Services, a Tennessee Partnership,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

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

Being Lot No. 19 on the Plan of Greenwood Hills, Section One, as of record in Plat Book 3106, page 37, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donnie C. Cothron and wife, Cora C. Cothron by Warranty Deed from Helen Nunley, unmarried, and Winfred S. Outlaw, married, by and through her attorney-in-fact Helen Nunley, of record in Book 6201, Page 251, Register's Office for Davidson County, Tennessee, dated December 16, 1983 and recorded on December 27, 1983.

Being the same property conveyed to BR Real Estate Holdings, LLC, a South Carolina Limited Liability Company by Warranty Deed from Donnie C. Cothron and wife, Cora C. Cothron, of record in Insturment No. 20230331-0023410 Register's Office for Davidson County, Tennessee.

For informational purposes:
Being known as: 288 Paragon Mills Road, Nashville, TN 37211
Parcel No. 134-13-0-203.00

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of March, 2023.

BR Real Estate Holdings LLC, a South Carolina Limited Liability Company ,Sole Member

By: Jeremy Resmer (SEAL)
Jeremy Resmer, Sole Member

STATE OF Virginia
COUNTY OF Hampton

Before me, Dalarrian Featherston of the state and county mentioned, personally appeared Jeremy Resmer, Sole Member of BR Real Estate Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of BR Real Estate Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Jeremy Resmer, Sole Member of BR Real Estate Holdings LLC as such 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 seal, at office in Virginia, this 30th day of March, 2023.

Notary Signature

Printed Name: Dalarrian Featherston

My commission expires: 03/31/2025

Dalarrian Featherston
REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
30th day of March, 2023.

Notary Public
My commission expires: 1-6-2025
File No. 2023-1358

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 3/30/2023 (date of document).

Affiant Signature

3/31/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of March, 2023.

M.R. Schodroski

Notary's Signature

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL