Karen Johnson Davidson County
Batch# 989744 DEEDWARR
04/10/2023 09 36 04 AM 2 pgs
Fees $13 00 Taxes $3,348 50

20230410-0025545

Return to:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#16669

Warranty Deed

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $905,000 00 Affiant Subscribed and sworn to before me, this the 5th day of April, 2023 Notary Public My commission expires

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
Geoffrey T Reynolds Katharine E Reynolds	Mortgage Investors Group	083-07-2I-001 00-CO
915 Beechmont Place	8320 E Walker Springs Lane	
Nashville, TN 37206	Knoxville tn 37923	

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, **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY T. REYNOLDS AND KATHARINE E. REYNOLDS, HUSBAND AND WIFE**, 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 915, on the Plan of 9185-917 Beechmont Place, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record in Plat at Instrument No. 20220301-0023384, 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 a portion of the same property conveyed to Lucia G McIntosh, unmarried by Warranty deed from Andrew J. Caldwell, Jr. of record in Book 7137, page 963, Register's Office for Davidson County, Tennessee, dated February 12, 1987 and recorded on February 17, 1987.

Lucia G McIntosh died intestate February 4, 2003, survived by her daughter, Melinda Lucia Moses, as sole Heir-at-Law, as stated in Affidavit of Heirship recorded in Instrument No 20211028-0145194, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to BMB Properties, a Tennessee general partnership by Warranty deed from Melinda Lucia Moses, sole heir at law of Lucia G. McIntosh of record in Instrument No. 20211028-0145196 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on October 28, 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 915 Beechmont Place, Nashville, TN 37206, 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 5th day of April, 2023.

BMB Properties, a Tennessee Partnership

By: _____
Brandon Bubis, Managing Partner

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 Brandon Bubis, 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 Managing Partner of BMB Properties, a Tennessee General Partnership, and that he, 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 5th day of April, 2023

_____
Notary Public

My Commission Expires: 3-3-25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025