BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 997838 DEEDWARR
05/01/2023 09 40 49 AM 2 pgs
Fees $13 00 Taxes $3,237 50

20230501-0031786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000 00

Laura Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28TH DAY OF APRIL, 2023

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025 (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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
Laetizia Bizzari	Same as New Owner	
(NAME)	(NAME)	
4027 N Lowell Ave		115-07-0-027 00
(ADDRESS)	(ADDRESS)	
Chicago, IL 60641		
(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, **BFH ENTERPRISES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAETIZIA BIZZARI,** 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 Lot No. 52 on the Plan of Brook Meade Section IV of record in Plat Book 2133, Page 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.

Said Lot No. 52 fronts 119.0 feet on the southerly margin of Georgetown Drive and extends back 352.4 feet on the easterly line and 352.4 feet on the westerly line to a broken line in the rear, measuring 118.9 feet thereon.

Being the same property conveyed to James R. Fesmire and wife, Carol S. Fesmire by Warranty deed from George M. Blackburn, Jr and wife June B. Blackburn of record in Book 4526, page 638, Register's Office for Davidson County, Tennessee, dated August 05, 1971 and recorded on August 06, 1971.

Being the same property conveyed to Fesmire Investments, L.P., a Tennessee limited partnership by Quitclaim deed from James R. Fesmire and wife, Carol S. Fesmire of record in Book 10739, page 564, Register's Office for Davidson County, Tennessee, dated August 26, 1997 and recorded on December 30, 1997.

Being the same property conveyed to BFH Enterprises, LLC by Warranty Deed of record in Instrument No. 20230501-0031782 , Register's Office for Davidson County, Tennessee.

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 615 Georgetown Drive, Nashville, TN 37205
(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 28th day of April, 2023

BFH ENTERPRISES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BFH Enterprises, LLC

Witness my hand and official seal this 28th day of April, 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission expires 4/27/2025

_____
Notary Public