Karen Johnson Davidson County
Batch# 999378 DEEDWARR
05/03/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230503-0032941

Warranty Deed

KRISTIAN BOOTH TENNESSEE NOTARY PUBLIC My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00. Affiant Subscribed and sworn to before me, this the 28th day of April, 2023. Notary Public My commission expires: 9-2-24

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:
Casey Wood Debra Kendall	Mortgage Investors Group	072-16-3Q-001.00-CO
1502 Ordway 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, **BAK GLOBAL INVSTMNTS1 LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY WOOD AND DEBRA KENDALL, A MARRIED COUPLE**, 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 A as shown on the on the Plan attached to the Declaration for Homes at 1509 Dugger Avenue, a Horizontal Property Regime, of record in Instrument No. 20220309-0027244, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Lee Teal and wife, Sandra Jackson Teal by Warranty deed from John D. Maynard and wife, Deborah C. Maynard of record in Book 5360, page 657, Register's Office for Davidson County, Tennessee, dated November 03, 1978 and recorded on November 06, 1978.

The said Sandra Jackson Teal having died on or about September 22, 2004, leaving John Lee Teal as surviving tenant by the entirety.

See Affidavit of Continuous Marriage in Instrument No. 20151015-0104871 and Continuous Marriage Affidavit (Death of Spouse) in Instrument No. 20161229-0136801, both in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to BAK Global Invstmnts1, LLC by Warranty deed from John Lee Teal of record in Instrument No. 20210922-0127712 Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on September 22, 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 1509A Dugger Drive, 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 ~~28th~~ 27th day of April, 2023.

BAK GLOBAL INVSTMNTS1 LLC, a Florida Limited Liability Company

By: _____
Suzie Wong, Authorized Member

STATE OF FLORIDA
COUNTY OF MANATEE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Suzie Wong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of BAK GLOBAL INVSTMNTS1 LLC, a Florida Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained, by physical presence.

Witness my hand and seal this ~~28th~~ 27th day of April, 2023.

Personally Known [ ]
Produced Identification [✓]
Type of ID Produced: FL DL

_____
Notary Public

My Commission Expires: 1/4/2025

IPEK MUESSEMEYER
Notary Public-State of Florida
Commission # HH 76900
My Commission Expires
January 04, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 3, 2023 (date of document).

Affiant Signature

May 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023