WARRANTY DEED

Karen Johnson Davidson County
Batch# 999499 DEEDWARR
05/04/2023 10 07 06 AM 2 pgs
Fees $13 00 Taxes $925 00

20230504-0033094

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF MAY, 2023

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

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

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
Suburban Cowboys, LLC	Same as New Owner	
(NAME)	(NAME)	
2441 Old Fort Parkway, Suite Q472		083-01-0-106 00
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, **BAM VENTURES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUBURBAN COWBOYS, LLC**, 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. 43, on the Plan of Jones and Bradford's Subdivision of record in Book 161, Page 142, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Morris, and wife, Alma Jean Morris by Warranty Deed from Gladys Louise Freeman, unmarried, dated May 14, 1973, recorded May 18, 1973, of record in Book 4708, Page 385, Register's Office for Davidson County, Tennessee. (Lot No. 44)

Being the same property conveyed to Robert H. Morris, and wife, Alma Jean Morris, by Installment Deed from C.B. Ferguson, unmarried, dated August 23, 1974, recorded August 24, 1974, of record in Book 4846, Page 630, Register's Office for Davidson County, Tennessee. (Lot No. 43) The said Alma Jean Morris predeceased Robert H. Morris, leaving him as sole surviving tenant by the entirety. Robert H. Morris a/k/a Robert H. Morris, Sr. died on October 23, 2015, his Last Will and Testament duly probated in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee bearing Docket No. 15P-1846.

Being the same property conveyed to Johnny Darryl Morris, individually, and Rose Ann Morris, individually, subject to the Life Estate of Mary Virginia Taylor Morris as set forth in the Last Will and Testament of Robert Henry Morris, Sr. by Executor's Deed from Johnny Darryl Morris, as Executor of the Estate of Robert Henry Morris, Sr. of record in Instrument No. 20170606-0056534, Register's Office for Davidson County, Tennessee, dated June 02, 2017 and recorded on June 06, 2017.

Being the same property conveyed to Johnny Darryl Morris by Quitclaim Deed from Rose Ann Morris of record in Instrument No. 20190214-0014083, Register's Office for Davidson County, Tennessee, dated February 03, 2019 and recorded on February 14, 2019.

Quitclaim Deed of record in Instrument No. 20230504-0033093 **to re-establish the Lot Lines, Register's Office for Davidson County, Tennessee.**

Being part of the same property conveyed to BAM Ventures, LLC, of record in Instrument No. 20230502-0032321 **, 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 1019 Sharpe Ave , Nashville, TN 37206
(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 1st day of May, 2023

BAM VENTURES, LLC

BY: _____

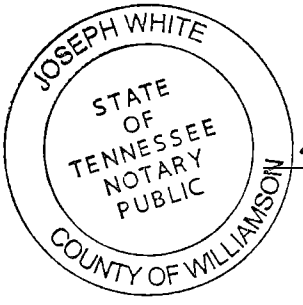
DYLAN POTTER, AUTHORIZED AGENT

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 BAM Ventures, LLC, and that he as such Authorized Agent of BAM Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BAM Ventures, LLC

Witness my hand and official seal this 1st day of May, 2023

Commission expires 4/27/2025



_____
Notary Public