WARRANTY DEED

Karen Johnson Davidson County
Batch# 1001570 DEEDWARR
05/10/2023 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,384.50
20230510-0034811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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
Blakely Collier and Joseph Scheele	New Owner	
(NAME)	(NAME)	
816A Horner Ave.		118 02 3Z 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **BRG, LLC, A TENNESSEE LIMITED LIABILITY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAKELY COLLIER AND JOSEPH SCHEELE, WIFE AND HUSBAND,** 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 Unit A of Homes at 816 Horner Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 816 Horner Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210528-0072354, as amended in Instrument No. 20220104-0001255 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 816 Horner Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed Exhibit "B" to said Declaration appearing in Instrument No. 20210528-0072354, as amended in Instrument No. 20220104-0001255, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to BRG, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bradley J. Bars, Married, of record in Instrument No. 20210528-0072371, in the Register's Office of Davidson County, Tennessee, dated May 18, 2021 and recorded on May 28, 2021.

Being a portion of the same property conveyed to Bradley J. Bars, by Quitclaim Deed from Dondrick Lamonte Jackson, of record in Instrument No. 20210513-0064522, in the Register's Office of Davidson County, Tennessee, dated April 08, 2021 and recorded on May 13, 2021.

Being the same property conveyed to Dondrick Lamonte Jackson, by Executors Deed from E. Chadwell Drumright and Peggy D. Downing, Co-Executors of the Estate of Mary Lucinda Owens Biggers Deceased, of record in Book 10747 and Page 297, in the Register's Office of Davidson County, Tennessee, dated December 06, 1997 and recorded on January 06, 1998.

Being a portion of the same property conveyed to Herman Biggers and wife, Mary O. Biggers, by Warranty Deed from Anne Pennington Mathis, of record in Book 4752, Page 840, in the Register's Office of Davidson County, Tennessee, dated October 04, 1973 and recorded on October 05, 1973. The said Herman Biggers having since died on February 23, 1992 and Mary Lucinda Biggers having since died on January 06, 1996.

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 816A Horner Ave., Nashville, TN 37204
(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 5th day of May, 2023

BRG, LLC, A TENNESSEE LIMITED LIABILITY

BY: _____

BILLY JENKINS, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Billy Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of BRG, LLC, a Tennessee Limited Liability the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 5th day of May, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 5/5/23 (date of document).

Regina Sullo
Affiant Signature

5/10/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 10th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

