Karen Johnson Davidson County
Batch# 1009427 DEEDWARR
05/31/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20230531-0041087

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

JM-TAG-23-1224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/17/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BMB Properties	**NEW OWNER**	
(NAME)	(NAME)	**072-03-0-407-00**
944 Main Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN K. CHRISTIANSON AND NICOLE BIBUS CHRISTIANSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BMB PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2, as shown on the map entitled Final Plat Re-Subdivision of Lot # 146 on the Plan of Inglewood Place, of record as Instrument No. 20210504-0059745, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to Brian K. Christianson and Nicole Bibus Christianson, husband and wife, by Warranty Deed from William S. Matlock, Jr. and wife, Nancy J. Matlock of record in Instrument No. 20130305-0022087, Register's Office for Davidson County, Tennessee, dated February 27, 2013 and recorded on March 05, 2013.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument Number 20210504-0059745, Register's Office of Davidson County, Tennessee.

This is **unimproved** property known as: **1224 Howard Avenue, Nashville, Tennessee 37216-2717**.

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), their successors and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their successors 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/our hand(s) this the 31st DAY OF MAY, 2023.

Brian K. Christianson

Brian K. Christianson

Nicole Bibus Christianson

STATE OF ~~TENNESSEE~~ SRG Minnesota
COUNTY OF ~~DAVIDSON~~ Mower

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN K. CHRISTIANSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness ~~my hand and official seal~~, this the ~~31st~~ 31st of May, 2023.

Notary Public Sindy R. Graham
My Commission Expires: Jan 31, 2028
(SEAL)

SINDY R GRAHAM
Notary Public
Minnesota
My Commission Expires
Jan 31, 2028

STATE OF ~~TENNESSEE~~ SRG minnesota
COUNTY OF ~~DAVIDSON~~ mower

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE BIBUS CHRISTIANSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness ~~my hand and official seal~~, this the ~~31st~~ 31st of May, 2023.

Notary Public Sindy R. Graham
My Commission Expires: Jan 31, 2028
(SEAL)

SINDY R GRAHAM
Notary Public
Minnesota
My Commission Expires
Jan 31, 2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, William T. Smith, 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 31, 2023.

Affiant Signature

Date: 5/31/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

