WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $772,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

CHRISTY W IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch# 1023174 DEEDWARR
07/06/2023 02 33 37 PM 2 pgs
Fees $13 00 Taxes $2,858 25

20230706-0051738

File #23-KA-0735-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
735 Richfield LLC	BD Capital SE LLC	
(NAME)	(NAME)	
4914 Charlotte Avenue	67 Mountain Blvd Ste 201	**115-03-0-038.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Warren NJ 07059	
(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, **ROBERT M. ROBINSON AND DORREN ROBINSON, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **735 RICHFIELD LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 165 on the Plan of Brook Meade, Section V, as of record in Plat Book 2133, Page 102, Register's Office for said county, to which plan reference is made for a more complete description

Being the same property conveyed to Robert M Robinson and wife, Dorren Robinson by Warranty deed from Brett H Thompson and wife, R A Thompson of record in Book 8542, page 266, Register's Office for Davidson County, Tennessee, dated January 31, 1992 and recorded on February 04, 1992

This conveyance is subject to
* Taxes for the year 2023 and subsequent years
* Plan of record in Plat Book 2133, Page 102, Register's Office for Davidson County, Tennessee
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **735 Richfield Drive, Nashville, TN 37205**

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 heirs 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 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/our hand(s) this the 30th day of June, 2023.

Robert M Robinson

Dorren Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2023, before me personally appeared Robert M Robinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 30th day of June, 2023

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2023, before me personally appeared Dorren Robinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 30th day of June, 2023

Notary Signature
My commission expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204