Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230745189

Karen Johnson Davidson County
Batch# 1025747 **DEEDWARR**
07/13/2023 09:45:04 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20230713-0053619

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2023.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darrell Hayes, Santiago Delarosa, and Eduardo Plaza Javier 402 BNA Drive Ste 201 Nashville TN 37217	New Owner	Tax Parcel ID No. 069-16-0-201.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BCM Construction, LLC a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darrell Hayes and Santiago Delarosa and Eduardo Plaza Javier, tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A and B, on the Plan of Homes at 1906 Manchester Ave, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230627-0048745, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to BCM Construction, LLC, a Tennessee Limited Liability Company by Warranty deed from Donna Wade, and husband, Larry Wade of record in Instrument No. 20210921-0126591 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 21, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230627-0048745, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Agreement for Dedication of Easement for Sanitary sewers and/or Storm Drainage of record in Book 3913, Page 125, in the Register's Office for Davidson County, Tennessee.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This is improved property located at 1906 Manchester Avenue Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2023.

BCM Construction, LLC a Tennessee limited liability company

BY: _____
Emily Kent, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Emily Kent, 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 Manager (or other officer authorized to execute the instrument) of BCM Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at office, this 11th day of July, 2023.

_____
Notary Public
My Commission Expires: _____

