WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027998 DEEDWARR
07/19/2023 09 53 26 AM 2 pgs
Fees $13 00 Taxes $2,238 50

20230719-0055457

G-BR-23-6011 & 6106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 11/6/2023
(AFFIX SEAL)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

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)
S&F Holdings, LLC	new owner	
(NAME)	(NAME)	**103-01-0J-001-00** **103-01-0J-002.00**
811 Gale LN Apt 315		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **BAK PARTNERSHIP 6011, A GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **S&F HOLDINGS, LLC,** 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

Tract 1:

Land in Davidson County, Tennessee, being Unit A of the Homes on the Hill, Phase IV, as established in Master Deed of record at Instrument No 20150420-0035069, as amended in Instrument No. 20150611-0055339, 20161003-0104087 and 20190208-0011993, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property

Tract 2:

Land in Davidson County, Tennessee, being Unit B of the Homes on the Hill, Phase IV, as established in Master Deed of record at Instrument No 20150420-0035069, as amended in Instrument No 20150611-0055339, 20161003-0104087 and 20190208-0011993, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to BAK Partnership 6011, a general partnership by Warranty Deed from Justin Thomas Scalise and Angela Delight Shields, husband and wife, dated February 28, 2022 and recorded March 8, 2022 in Instrument No 20220308-0025983, Register's Office of Davidson County, Tennessee

This conveyance is subject to·

- Taxes for the year 2023 and subsequent years, 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 20150420-0035069, as amended in Instrument No 20150611-0055339, 20161003-0104087 and 20190208-0011993, and 20201210-0144238, Register's Office for Davidson County, Tennessee
- Grant of Utility Line Easement of record in Instrument Number 20150429-0038236, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20160104-0000438, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **6011 and 6106 Hill Circle, Nashville, Tennessee 37209-4412**.

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.

BAK Partnership 6011, a General Partnership

BY: _____
Kathleen McElroy
Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN MCELROY, signing for BAK PARTNERSHIP 6011, A GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING GENERAL PARTNER of BAK PARTNERSHIP 6011, A GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal this the 30th of June, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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