RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

ADDRESS NEW OWNER: BAM Ventures, LLC, a Tennessee limited liability company
4117 Hillsboro Pike, STE. 103-265
Nashville, TN 37215

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 10304035600

Karen Johnson Davidson County
Batch# 1029619 DEEDWARR
07/24/2023 09 23:10 AM 3 pgs
Fees $18 00 Taxes $1,942 50

20230724-0056670

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John R. Smith, Executor of the "Estate of Nancy J. Gregory"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **BAM Ventures, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit·

Land in Davidson County, Tennessee, being the west 12 ½ feet of Lot No. 68 and the east 37 ½ feet of Lot No. 67 on the map of West End Annex, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 50 feet on the north side of Nebraska Avenue and runs back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to Jean Smith from Lauraette Cheatham by deed dated August 22, 1968, and recorded August 23, 1968, of record in Book 4262, Page 709, Register's Office for Davidson County, Tennessee

Nancy Jean Gregory, being one and the same as Jean Smith, died testate January 5, 2023. Her will directed her Executor, John R. Smith, to sell the subject property.

John R. Smith and Melissa J. Meadows join in the conveyance to convey any interest in the property as beneficiaries under said Will.

See Tenncare Release attached hereto and made a part hereof.

This is property with a common address of 4104 Nebraska Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of West End Annex of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be effective this 17th day of July 2023.

John R. Smith, Executor of the "Estate of Nancy J. Gregory"

John R. Smith, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John R. Smith, both individually and as Executor of the "Estate of Nancy J. Gregory",** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed

Witness my hand and official seal at office this 17th day of July 2023

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Melissa J. Meadows

Melissa J. Meadows, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Melissa J. Meadows, individually,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 17th day of July 2023.

Notary Public
My Commission Expires:

CANDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $525,000 00.

Affiant

Subscribed and sworn before me this 17th day of July 2023.

Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. 2305-071