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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1029619 DEEDWARR
07/24/2023 09 23 10 AM 2 pgs
Fees $13 00 Taxes $2,127 50

20230724-0056671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Nash Acquisitions, LLC	Same as New Owner	
(NAME)	(NAME)	
13678 Callington Drive		103-04-0-356-00
(ADDRESS)	(ADDRESS)	
Wellington, FL 33414		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BAM VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASH ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

BEING the west 12-1/2 feet of Lot No. 68 and the east 37-1/2 feet of Lot No. 67 on the Map of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

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

Being the same property conveyed to Jean Smith by Warranty Deed from Lauraette Cheatham of record in Book 4262, page 709, Register's Office for Davidson County, Tennessee, dated August 22, 1968 and recorded on August 23, 1968. The said Jean Smith aka Nancy Jean Gregory has became deceased on January 05, 2023. John R. Smith was nominated to serve as the Executor to said as per the terms of the Last Will and Testament of record in the Estate of Nancy Jean Gregory, deceased, Docket No. 23P558, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property conveyed to BAM Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20230724-0056679 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4104 Nebraska Avenue, Nashville, TN 37209-4754
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17th day of July, 2023

BAM VENTURES, LLC

BY _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BAM Ventures, LLC, and that he as such Authorized Agent of BAM Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BAM Ventures, LLC.

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

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____

Notary Public