Karen Johnson Davidson County
Batch# 1032828 DEEDWARR
08/01/2023 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $2,319.90
20230801-0059088

Name and Address of New Owner:
BFH Enterprises, LLC, a Tennessee Limited Liability Company
4117 Hillsboro Pike, STE 103-265
Nashville, TN 37215

Send Tax Bills To:
BFH Enterprises, LLC, a Tennessee Limited Liability Company
4117 Hillsboro Pike, STE 103-265
Nashville, TN 37215

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 102-12-0-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric K. Hutton and spouse, Allison H. Hutton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BFH Enterprises, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Horton Heights, Section 10, of record in Book 2133, Page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric K. Hutton and spouse, Allison H. Hutton, by Warranty Deed dated September 30, 1999 from Laura K. Adams and husband, Glenn M. Adams, recorded October 4, 1999 in Book 11688, Page 817 in the Register's Office.

This property more commonly known as 6612 Fleetwood Drive, Nashville, TN 37209

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of July, 2023.

Eric K. Hutton (SEAL)
Eric K. Hutton

Allison H. Hutton (SEAL)
Allison H. Hutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of July, 2023, before me personally appeared Eric K. Hutton, 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 27 day of July, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of July, 2023, before me personally appeared Allison H. Hutton, 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 28 day of July, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $627,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN D. LILLEY
(Affiant)

Sworn to and subscribed before me this
27 day of July, 2023.

Notary Public
My commission expires:
File No. 2023-5859-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lowrey, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on 7.28.2023 (date of document).

Affiant Signature

7.28.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28th day of July, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25