WARRANTY DEED

Karen Johnson Davidson County
Batch# 1043139 **DEEDWARR**
08/28/2023 09 54 51 AM 2 pgs
Fees $13 00 Taxes $2,682 50

20230828-0066952

DM-TY-23-1244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 7/7/2026
(AFFIX SEAL)

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

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
Justin M. Lacava	New Owner	
(NAME)	(NAME)	**105 04 0Q 001 00**
1244 Thomas St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **BM BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN M. LACAVA, A SINGLE MAN,** 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No A of Homes at 1244 Thomas Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1244 Thomas Street, a Horizontal Property Regime, of record in Instrument No 20200318-0029748 and Amendment recorded in Instrument No 20220706-0078098, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being a part of the same property conveyed to BM Builders LLC, a Limited Liability Company, by Warranty Deed from Sharon Investments Group, LLC, a Florida Limited Liability Company, of record in Instrument No 20210405-0043634, in the Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 05, 2021

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Trimble's Addition, as recorded in Plat Book 57, Page(s) 53
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20200318-0029748, as Amended in Instrument No 20220706-0078098
- Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No 20211026-0143842
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1244 Thomas St, Nashville, Tennessee 37210**

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 25th DAY OF AUGUST, 2023

BM Builders LLC

BY _____
Brian Musser
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MUSSER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BM BUILDERS LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 25th of August, 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