WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045672 DEEDWARR
09/01/2023 03:28:30 PM 2 pgs
Fees: $13.00 Taxes: $695.60
20230901-0069001

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-17028NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Bridge Builder Capital LLC, a Tennessee limited liability company	Bridge Builder Capital LLC, a Tennessee limited liability company	05909003700
(NAME)	(NAME)	
PO Box 869	PO Box 869	
(ADDRESS)	(ADDRESS)	
Joelton TN 37080	Joelton TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Eight Thousand And No/100 Dollars ($188,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LYNN ELIZABETH GREEN AND KIMBERLY RODRIQUEZ AND STEPHANIE SNOWDEN, THE HEIRS-AT-LAW OF MARY E. RONEY GREEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIDGE BUILDER CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot N. 130 on the Plan of Haynes Estates, Section 2, as a record in Book 4175, page 13, Register's Office for said County.

Said Lot N. 130 fronts 77 feet on the westerly side a Meadow Hill Drive and runs back between parallel lines 140 feet to a line at the rear on which it measures 77 feet.

Being the same property conveyed to Henry L. Green and wife, Mary E. Roney Green by Deed dated 07/29/1969 and recorded on 08/05/1969 in Book 4355, Page 477 in the office aforesaid. The said Henry L. Green having since died on January 22, 2021, leaving his interest to Mary E. Roney Green by right of survivorship. The said Mary E. Roney Green having since died on November 16, 2021, leaving her interest to Lynn Elizabeth Green, Kimberly Rodriquez and Stephanie Snoden, as her Heirs at Law as evidenced by Petition and Order in Case No. 22P1300, Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

unimproved ☐
This is improved ☒ property, known as 4049 Meadow Hill Drive, Nashville, TN 37218
(House No.) (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 successors 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 successors 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 our hands this 31st day of August, 2023.

Lynn Elizabeth Green
Lynn Elizabeth Green

Kimberly Rodriquez
Kimberly Rodriquez

Stephanie Snowden
Stephanie Snowden

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of August 2023, before me personally appeared **Lynn Elizabeth Green and Kimberly Rodriquez and Stephanie Snowden** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31st day of August, 2023

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the 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 according to law on 8/31/2023 (date of document).

Affiant Signature
Date 8/31/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 31 day of August, 2023

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY