Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230745420** Karen Johnson Davidson County Batch# 1047675 **DEEDWARR** 09/08/2023 11 38 30 AM 2 pgs Fees $13 00 Taxes $1,546 60 20230908-0070632	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $418,000.00. Affiant Subscribed and sworn to before me, this 6th day of September, 2023 Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov 22 2025

WARRANTY DEED

Address New Owner: Chandra Williams P. O. Box 210326 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-08-0A-042.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BAC Buildings, LLC, an Illinois limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chandra Williams, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 42 of Phase I, Coronada Town Home Condominiums, a Horizontal Property Regime pursuant to the Horizontal Property Act, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to BAC Buildings LLC, a Illinois limited liability company by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20220912-0101513 Register's Office for Davidson County, Tennessee, dated September 06, 2022 and recorded on September 12, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 4901, Page 702, and Resolution in Instrument No. 20100304-0016850, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville, 1, LLC of record in Instrument Number 20130118-0006281, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 139 Holly Forest Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of September, 2023.

BAC Buildings, LLC

BY: _____
Anthony B. Lupescu, authorized member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony B. Lupescu, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Member of BAC Buildings, LLC, the within named bargainor, an Illinois limited liability company, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Member.

Witness my hand, at office, this 6th day of September, 2023.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22 2025