WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048761 DEEDWARR
09/12/2023 09 59 50 AM 2 pgs
Fees $13 00 Taxes $5,550 00

20230912-0071435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000 00

Nicholas Dowty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF September 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Golf Brothers Homes, LLC	Same as New Owner	
(NAME)	(NAME)	
9206 Concord Road		104-05-0-044 00 &
		104-05-0-046 00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **BFH ENTERPRISES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GOLF BROTHERS HOMES, 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

As to 103 37th – M&P 104-05-0-044.00

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Walfred Lantz, a married man by Warranty Deed from LeEllen H. Ezell, Married of record in Instrument No. 20050104-0000934 Register's Office for Davidson County, Tennessee, dated December 31, 2004 and recorded on January 4, 2005.

Being a portion of the same property conveyed to Lantz Enterprises, LLC by Quitclaim Deed from John W. Lantz of record in Instrument No. 20050817-0097651 Register's Office for Davidson County, Tennessee, dated June 28, 2005 and recorded on August 17, 2005.

Being the same property conveyed to BFH Enterprises, LLC by Warranty Deed of record in Instrument No. 20230911-0070972, Register's Office for Davidson County, Tennessee.

As to 105 37th – M&P 104-05-0-046.00

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Walfred Lantz, a married man, as his sole and separate property by Warranty Deed from Linda H. Burton Hardeman (formerly known as Linda H. Burton) and J. Gregory Hardeman of record in Instrument No. 20050104-0000917 Register's Office for Davidson County, Tennessee, dated December 31, 2004 and recorded on January 4, 2005.

Being a portion of the same property conveyed to Lantz Enterprises, LLC by Quitclaim Deed from John W. Lantz of record in Instrument No. 20050817-0097651 Register's Office for Davidson County, Tennessee, dated June 28, 2005 and recorded on August 17, 2005.

Being the same property conveyed to BFH Enterprises, LLC by Warranty Deed of record in Instrument No. 20230911-0070971, 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 103 & 105 37th Avenue North, Nashville, TN 37209
(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 5th day of September, 2023

BFH ENTERPRISES, 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 BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BFH Enterprises, LLC

Witness my hand and official seal this 5th day of September, 2023

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public