BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1051377 DEEDWARR
09/19/2023 09:36:18 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20230919-0073349

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-16181-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of September, 2023.

NOTARY PUBLIC

My commission expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BFH Enterprises, LLC 4117 Hillsboro Pike, Ste. 103-265 Nashville, TN 37215	Same address as new owner	072-11-0-042.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($350,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BARBARA CARROLL, DELORES A. SCOTT, ANZIO D. GRAY, II, AND RIVERS LEE CARROLL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BFH ENTERPRISES, LLC** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, being further described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Glenmeade Subdivision as of record in Book 974, page 32, Register's Office for said County, to which Plat reference is hereby made for a more accurate description of said lot.

Being part of the same property conveyed to Frank J. Carroll and wife, Susie M. Carroll by Deed dated June 2, 1961 from Irene Easley, a widow, recorded June 5, 1961, in Book 3226, Page 503, in the Official Records of Davidson County, Tennessee. The said Susie M. Carroll has since died on 11-6-1967, leaving Frankie J. Carroll as the sole owner being the surviving spouse. The Said Frankie J. Carroll has since died testate on 8/29/1975. His estate was probated in the Probate Court for Davidson County, Tennessee, Docket Number 65178 where he devised a life estate in the said property to his daughters, Frankie Hughes and Emma Jean Carrol, with a reminder interest to his children, Emma Jean Carroll, Joetta Carroll, Delores Carroll, Brenda Carroll, Barbara Sue Drake, and Frankie Hughes, and to the descendants of such as my have died per stirpes as per his Last Will and Testament and Affidavit of Heirship of record in Book 9298, page 900, said Register's Office. The said Frankie Hughes, aka Frankie Elizabeth Carroll, has since died intestate on 5/14/1993, divorced and no issue, therefore see Affidavit of Heirship filed herewith as Instrument No. 20230919-0073347, said Register's Office. The said Emma Jean Carroll has since died intestate on 5/21/2020, unmarried and no issue, therefore see Affidavit Of Heirship of record in Instrument No. 20230919-0073346, said Register's Office. The said Brenda Nell Carroll, has since died intestate on 8/3/2020, divorced, with two sons, Anzio D. Gray, II and Rivers Lee Carroll, as evidenced by Affidavit Of Heirship of record in Instrument No.

20230919-0073345, said Register's Office. The said Joetta Carroll has since died on 10/14/2022, unmarried, testate and her Last Will and Testament being probated in the Probate Division of Davidson County, Tennessee, as Case No. 22P-2314, leaving all Real Estate to Rivers Lee Carroll, but being disputed in the Chancery Court of Davidson County, Tennessee, Docket Number 23-0110-III. Her heirs at law are her surviving sisters, Delores Carroll and Barbara Sue Drake and two nephews Anzio D. Gray, II and Rivers Lee Carroll, if the Last Will and Testament is set aside, as evidenced by Affidavit of Heirship of record in Instrument No. 20230919-0073344, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 2913 Glenmeade Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11th day of September, 2023

GRANTOR(S)

Rivers Lee Carroll

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, a Notary Public, Rivers Lee Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13 day of September

Valerie Williams
Notary Public

VALERIE Williams
Printed Notary Name

My commission expires: 9.1.2024

VALERIE WILLIAMS
Notary Public, Georgia
Clayton County
My Commission Expires
September 1, 2024

GRANTOR(S)

Barbara Carroll

Barbara Carroll

Delores A. Scott

Delores A. Scott

Anzio D. Gray, II

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Rivers Lee Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of September, 2023.

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26