WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051812 DEEDWARR
09/19/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230919-0073690

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A D S HOLDINGS LLC, A Tennessee Limited Liability Company	Same	092-0-6-0-275.00
(NAME)	(NAME)	
929 Russell St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **BC Properties, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A D S HOLDINGS 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:

Property located in Davidson County, Tennessee, being Lot No. 11 on the Map of the Lapsley's Lots of record in Book 57, Page 3, of the Davidson County Register's Office, to which map reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Duke & Duke, LLC, a Tennessee limited liability company, by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee, FKA Bankers Trust Company of California, NA for UCFC Loan Trust 1998-C, dated June 5, 2012, of record in Instrument No. 20120709-0060143, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to BC Properties, a Tennessee general partnership by Quitclaim Deed from Duke & Duke, LLC, a Tennessee limited liability company, of record in Instrument No. _202309190073689___, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 3; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2725 Herman Street, Nashville, TN 37208
(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/our hands this 19th day of September, 2023.

BC PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

_____

By: Bryan D. Spicer
Its: Partner

State of Tennessee
County of Williamson

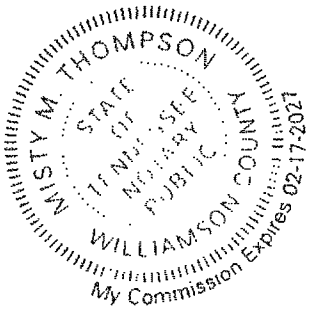
Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of BC Properties, a Tennessee general partnership and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and official at Franklin, Tennessee, seal this 19th day of September, 2023.

_____

Notary Public
My Commission Expires: _____

File No.: 37372



Certificate of Authenticity

I, Holly A Mason, 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 9/19/23.

Affiant Signature

9/19/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19 day of September, 20 23.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25

202309190073690