BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064631 DEEDWARR
10/25/2023 09 52.59 AM 2 pgs
Fees: $13 00 Taxes: $1,480 00

20231025-0083490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400.000 00

Laura Lucel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF OCTOBER, 2023

JOSEPH PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

J-U
Notary Public

MY COMMISSION EXPIRES 4/27/2025
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY: Bardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BFH Enterprises, LLC	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		092-13-0-308 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **HARRY MIREE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BFH ENTERPRISES, LLC,** 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:

A certain tract or parcel of land described in Davidson County, Tennessee, being the northerly part of Lots No. 1, 2, & 3, on the plan of Charlotte Park Company's Second Addition, as of record in Book 57, Page 160 and 161, Register's Office for said County, being that part of Lot No. 80 on the Shields' New West Nashville Plan, not included in the streets, said plan being of record in Book 57, Page 77, said Register's Office, described as follows:

Beginning at the southwest corner of Elkins, formerly 2nd Avenue and 37th Avenue North, formerly Pilcher Street; thence with the southerly margin of Elkins Avenue, westwardly 131 feet more or less, to the easterly margin of an alley shown on said Shields' Plan; thence southwardly with said alley 30 feet, more or less, to the southwest corner of said Lot No. 80; thence with the southerly line of said lots, eastwardly 132.2 feet, more or less, to the westerly margin of 37th Avenue North; thence with the westerly margin of said Avenue, northwardly 46 feet, more or less, to the beginning, being part of Block No. 23.

Being the same property conveyed to Harry Miree by deed from Matthew P. Cohen and Keren A. Spillberg-Cohen, as Trustees of The Matthew P. Cohen and Keren A. Spillberg-Cohen Revocable Living Trust of record in Instrument No. 20140603-0047710 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 3, 2014.

Being also known as 315 37Th Avenue North Nashville, Tennessee 372093902.

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 315 37Th Avenue North, Nashville, TN 37209-3902
(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 27th day of September, 2023

Harry Miree

HARRY MIREE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Miree, the bargainor, 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 official seal this 27th day of September, 2023

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public