WARRANTY DEED

Karen Johnson Davidson County
Batch# 1071178 DEEDWARR
11/13/2023 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $2,608.50
20231113-0088524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TANYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-327

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Catherine Powell and William Stone	Legacy Home Loans dba Steadfast Mortgage	071 11 0 545.00
(NAME) 1408 B Lischey Ave.	(NAME) 1036 Stearman Dr., Ste. 6	
(ADDRESS) Nashville, TN 37207	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **B&F Projects, LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Catherine Powell and William Stone, wife and husband** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is IMPROVED property located at 1408 B Lischey Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with

Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 13th day of November, 2023.

GRANTOR:

B&F Projects, LLC,
a Tennessee Limited Liability Company

By: _____
Frank Santora, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Frank Santora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of B&F Projects, LLC, a Tennessee limited liability company, the within named Grantor, and being duly authorized, executed foregoing instrument on behalf of said company

WITNESS my hand, at office, this 13 day of November, 2023.

_____
Notary Public

My Commission Expires: 05-05-2025



EXHIBIT A

DESCRIPTION OF THE PROPERTY

Land situated in Davidson County, Tennessee:

Lot No. 54, The Highland Land Co's Subdivision, as shown on plat of record in Plat Book 421, Page 14, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 54 fronts 25 feet 1/4 inch on the Westerly margin of Lischey Avenue and extends back 200 feet more or less on the Northerly line and 200 feet more or less on the Southerly line to a 15 foot alley in the rear, measuring 25 feet thereon.

NOTE: Adjustment in legal description of the within described property. Description depicts "to a 15 foot alley in the rear, measuring 75 feet thereon", however the plat reflects this as 25 feet.

Subject to that certain Right of Way conveyed to The Metropolitan Government of Nashville and Davidson County filed of record in Instrument No. 20220919-0103959, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Megan E. Gianneschi Constantin and Florin Constantin, wife and husband, of record in Instrument No. 20220603-0064188, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on June 03, 2022.

Being the same property conveyed to Theresa L. Smith, Trustee, and further conveyed to Z1 LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Z1 LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220603-0064191 (as corrected in Instrument No. 20230919-0073249), in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on June 03, 2022.

Being the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from B&F Projects, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230929-0076389, in the Register's Office of Davidson County, Tennessee, dated September 26, 2023 and recorded on September 29, 2023.

Being the same property conveyed to B&F Projects, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Z1, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231024-0083169, in the Register's Office of Davidson County, Tennessee, dated October 23, 2023 and recorded on October 24, 2023

True Copy Certification

I, **Tonya Cherry,** 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 this the 13 day of November, 2023.

Affiant Signature
Date 11-13-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

