Karen Johnson Davidson County
Batch# 1073253 DEEDWARR
11/17/2023 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20231117-0089901

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. DH-23-5580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 5-9-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Pedersen and Harrison Hanks	New owner	
(NAME)	(NAME)	
1607 Russell Street		083-14-0-050.00
(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, I/we, **BMW Partnership 408, a general partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claire Pedersen and Harrison Hanks, a married copule**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Lindley's Subdivision of the Chadwell Tract, of record in Book 2, Page 24, Chancery Court at Nashville, Tennessee.

Said Lot No. 4 fronts 50 feet on the Northerly Side of Russell (formerly Ruth) Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to BMW Partnership 408 by Warranty Deed from Carolyn Parker and Larry Newson, wife and husband of record in Instrument Number 20211129-0156966, in the Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 29, 2021.

This is property more commonly known as 1607 Russell Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 16th day of November, 2023.

BMW Partnership 408, a Partnership

By: _____
Kathleen McElroy, Partner

By: _____
Marlene Bown, Partner

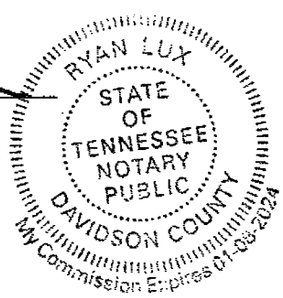
By: _____
Beth Walsh, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Kathleen McElroy, Marlene Bown, and Beth Walsh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the general partners of BMW Partnership 408, the within named bargainor, a general partnership, and that they as such general partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as general partners.

Witness my hand, at office, this 16th day of November, 2023.

_____
Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 16, 2023** (date of document).

Affiant Signature

November 17, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25