WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073561 DEEDWARR
11/20/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20231120-0090286

DM-TYR-23-1509B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Don Hunt, Trustee of the Kevin Don Hunt Revocable Trust dated March 7, 2023	NEW OWNER	
(NAME)	(NAME)	**117 12 1D 002.00**
1509B Woodmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BM BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN DON HUNT, TRUSTEE OF THE KEVIN DON HUNT REVOCABLE TRUST DATED MARCH 7, 2023**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Residences at FifteenThousandnine Woodmont Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing FifteenThousandnine Woodmont Boulevard, a Horizontal Property Regime, of record in Instrument No. 20211015-0138907, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to BM Builders Limited Liability Company, a Tennessee Limited Liability Company, by Warranty Deed from Cream City Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211028-0145095, in the Register's Office of Davidson County, Tennessee, dated October 22, 2021 and recorded on October 28, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2023 are now due and payable.
- Taxes and assessments for 2024 and subsequent years, a lien not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clairmont Subdivision, Being a Revised Subdivision of the Adelia Noel Tract, as recorded in Plat Book 974, Page(s) 8.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211015-0138907.
- Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded in Book 833, Page 127.
- Covenants, Conditions and Restrictions as set forth in Modification of Stipulations recorded in Book 1001, Page 308.
- Covenants, Conditions and Restrictions as set forth in Change of Restrictions recorded in Book 1003, Page 511 and Book 1023, Page 407.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20040106-0002042.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1509B Woodmont Blvd, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 16 DAY OF NOVEMBER, 2023.

BM Builders LLC

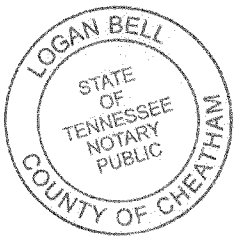
BY: _____
Brian Musser
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MUSSER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BM BUILDERS LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of November, 2023.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Nov. 16, 2023.

Affiant
Date: November 20, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of November 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY