WARRANTY DEED

Karen Johnson Davidson County
Batch# 1079077 DEEDWARR
12/06/2023 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20231206-0094390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 10.20.24
(AFFIX SEAL)

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2023110177

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
B&F Lunch Corporation LLC, a New York Corporation	NEW OWNER	
(NAME) 150 Division Street, 2L	(NAME)	050-10-0-197.00,
(ADDRESS) New York, NY 10002	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY THOUSAND AND NO/100 Dollars ($130,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE HEIRS AT LAW OF WILLIE GATES AKA WILLIE LYNNDEREK GATES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B&F LUNCH CORPORATION LLC, a new York corporation, 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:

Land in Davidson County, Tennessee, being Lot No. 27B, as shown on the map entitled Zone Lot Division of Lot 28, Section One & Lots Nos. 23-27, Section Two, Chesapeake Homes, of record in in Plat Book 6250, Page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Willie Gates, married by Warranty Deed from Leland D. Watts, married of record in Instrument No. 20091201-0109712 Register's Office for Davidson County, Tennessee, dated November 30, 2009 and recorded on December 01, 2009. The said Wilie Gates (aka Willie LynnDerek Gates) died on 08/24/2021 leaving his only heirs at law, his wife, Georgette Renee Gates, and only child, Bregette Shekinah Gates - See Affidavit of Heirship of record in Instrument No. 20231201-0092857, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 206 Chesapeake Pl, Nashville, TN 37207
(House No.) (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.

Executed by my hand this 28th Day of November 2023.

HEIRS AT LAW OF WILLIE GATES AKA WILLIE LYNNDEREK GATES

BY: Georgette Renee Gates by Bregette Shekinah Gates as attorney in Fact by POA

Georgette Renee Gates by Bregette Shekinah Gates as Attorney in Fact by POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On, 28th of November, 2023, before me personally appeared Bregette Shekinah Gates, to me known to be the person who executed the foregoing instrument on behalf of HEIR AT LAW OF WILLIE GATES AKA WILLIE LYNNDEREK GATES, Georgett Renee Gates, as her Attorney in Fact, and who acknowledged that She executed the same as the free act and deed of the said Georgett Renee Gates as her Attorney in Fact.

Witness my hand and official seal.

Notary Public

My Commission Expires: 05-09-2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Executed by my hand this 28th Day of November 2023.

Bregette Shekinah Gates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On, 28th of November, 2023, before me personally appeared HEIR AT LAW OF WILLIE GATES AKA WILLIE LYNNDEREK GATES, Bregette Shekinah Gates, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal.

Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

True Copy Certification

I, Yvette Meldrum, 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 NOV. 28, 2023

11/28/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of November, 2023

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024