BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1099562
02/09/2024 09:43:06 AM
Fees: $13.00 Taxes: $7,622.00

Davidson County
DEEDWARR
2 pgs

20240209-0009129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,060,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Thornton Joint Revocable Trust, dated April 13,2023	Pinnacle Bank ISAOA/ATIMA	
(NAME)	(NAME)	
4909 Nebraska Ave	P.O. Box 702726	103 03 0 256.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX 75370-2726	
(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, **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE THORNTON JOINT REVOCABLE TRUST, DATED APRIL 13,2023**, 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. 5 on the Westerly 15 feet of Lot No. 4 on the Easterly 10 feet of Lot No. 6, of Block 21 on the Plan of an unrecorded portion of Sylvan Park, and being more particularly described as follows:

Said Lot No. 5 and parts of Lots Nos. 4 and 6 adjoin and front together 75 feet on the Southerly margin of Nebraska Avenue, formerly 8th Avenue, and extend back between parallel lines, 160 feet to an alley.

Being the same property conveyed to BRG, LLC, a Tennessee Limited Liability Company, by Warranty Deed from James Craig Fesmire, an unmarried person, of record in Instrument No. 20230501-0031773, in the Register's Office of Davidson County, Tennessee, dated April 28, 2023 and recorded on May 01, 2023.

Being the same property conveyed to James Craig Fesmire, an unmarried person, by Warranty Deed from H. Lynn Greer III and wife, Vida Greer, of record in Instrument No. 20040408-0040459, in the Register's Office of Davidson County, Tennessee, dated April 07, 2004 and recorded on April 08, 2004.

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.

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

MO2023-1061

unimproved
This is improved x property, known as 4909 Nebraska Ave, Nashville, TN 37209
(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 8th day of February, 2024

BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY:

BILLY JENKINS, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Billy Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of BRG, LLC the within named bargainor, a limited liability company and that he as such the sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and official seal this 8th day of February, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public