Karen Johnson Davidson County
Batch# 1099662 DEEDWARR
02/09/2024 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20240209-0009273

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

04-NSH24-07078

Address of New Owner:	Send Tax Bills to:	Tax Information:
BA Holdings LLC, a Tennessee limited liability company 26 Inveraray Nashville, TN 37215	New Owner 26 Inveraray Nashville, TN 37215	119 13 0 306.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Lee Robinson, married, Lisa Diane Wallace, married and Phyllis Belle Green,unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BA Holdings LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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 the Westerly half of Lot No. 36 on the Plat of Tanksley's Subdivision, as of record in Book 547, Page 56, Register's Office for said County.

Said part of Lot No. 36 fronts 50 feet on the northerly side of Timmons Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dorothy Seiner Robinson, Individually by Executors Deed from Estate of Carrie Belle Seiner, by Dorothy Seiner Robinson, executrix of record as Instrument No. 200001050001401 in the Register's Office for Davidson County, Tennessee, dated January 5, 2000 and recorded on January 5, 2000.

The said Phyllis Belt Green, aka Phyllis Belle Green, Lisa Diane Wallace and Charles Lee Robinson, devisees under the Last Will and Testament of Dorothy L. Robinson, who died on November 30, 2016. Her surviving spouse, Samuel R. Robinson received a life estate in her will and has since died on August 2, 2019.

For Information Only: Being Parcel 119 13 0 306.00
Being also known as 310 Timmons Street, Nashville, TN 37211

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 310 Timmons Street , Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of February, 2024

Charles Lee Robinson

Lisa Diane Wallace

Phyllis Belle Green

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Lee Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 9th day of February, 2024

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lisa Diane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 9th day of February, 2024

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phyllis Belle Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 9th day of February, 2024

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sherry Walling *(custodian's name)*, 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 February 9, 2024 *(date of document)*.

Sherry Walling — Custodian's Signature

2/9/2024 — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 9th day of February, 2024.

Robin Zaleski — Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY