NEW OWNER:
BMD HOLDINGS, LLC
4255 FRANKLIN ROAD
LEBANON, TN 37090

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0026

Map & Parcel No.: 16209011500

Space for Recorder's stamp

Karen Johnson
Batch # 1103579
02/22/2024 02:04:51 PM
Fees: $18.00 Taxes: $592.00

Davidson County
DEEDWARR
3 pgs



20240222-0012250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PHILLIP LAVALLET, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BMD HOLDINGS, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 138B, Plan of Hickory View, Section 2, of record in Plat Book 5800, Page 324, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to THOMAS HERMAN ROCCO, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly authorized Attorney in Fact, National Default REO Services, a Delaware limited liability company d/b/a First American Asset Closing Services, dated September 29, 2009, and of record in Instrument No. 20091012-0094482, Register's Office for DAVIDSON County, Tennessee. Thomas Herman Rocco is now deceased, having died married and intestate on June 1, 2023 in Davidson County, Tennessee. For further reference to title, see Affidavit of Heirship, of record in Instrument No. 20240222-0012249, Register's Office for Davidson County, Tennessee, whereby the property owned by him at the time of his death passed to his only heir-at-law, his spouse: Phillip Lavellet.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5518 EULALA DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5800, Page 324, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 16th day of February, 2024.

PHILLIP LAVALLET

STATE OF TENNESSEE

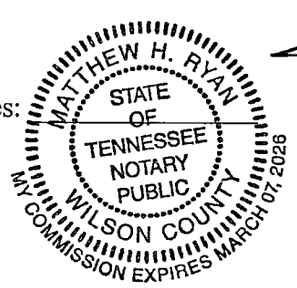
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PHILLIP LAVALLET**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of February, 2024.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

AFFIANT

Sworn to and subscribed to before me this 16th day of February, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026