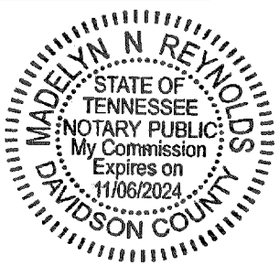
Karen Johnson Davidson County
Batch# 1104201 DEEDWARR
02/23/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20240223-0012511

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Josh Pearson Emily Pearson	Movement Mortgage, LLC	061-06-0-157.00
	8024 Calvin Hall Road	
	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BCWJW LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSH PEARSON AND EMILY PEARSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly portion of Lots Nos. 126 and 127 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (s) 77 and 78, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point where the Westerly margin of Edwards Avenue intersects the Southerly margin of Maplewood Lane; thence Westerly along the Southerly margin of Maplewood Lane 157.2 feet to point; thence Southwardly 162.5 feet to a point; thence Eastwardly 150 feet to a point on the Westerly margin of Edwards Avenue; thence along said margin of said Avenue, Northwardly 195.8 feet to the point of beginning.

Being the same property conveyed to Edmund J. Ullrich and wife, Edna Ullrich by Warranty Deed from Mae C. Rawls, as Surviving Tenants by the entireties of record in Book 4102, Page 861, Register's Office for Davidson County, Tennessee, dated February 08, 1967 and recorded on February 14, 1967 .

The said Edmund J. Ullrich died on October 13, 1992, leaving Edna Ullrich as surviving tenants by the entirety.

The said Edna Roberta Boyte fka Edna Ullrich died on March 27, 2020, by the last Will and Testament of Edna Roberta Boyte, the subject property was devised to Edmund John Ullrich, Jr. and Roberta Corinne White.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Edmund John Ullrich, Jr. and Roberta Corinne White of record in Instrument No. 20220427-0048529 Register's Office for Davidson County, Tennessee, dated April 19, 2022 and recorded on April 27, 2022.

Being the same property conveyed to Music City Rental Holdings LLC by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20220503-0051357 Register's Office for Davidson County, Tennessee, dated April 19, 2022 and recorded on May 03, 2022.

Being the same property conveyed to BCWJW, LLC, a Florida limited liability company, by Quitclaim Deed from Music City Rental Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221025-0115760, Register's Office for Davidson County, Tennessee, dated October 21, 2022 and recorded on October 25, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 718 Maplewood Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of February, 2024.

BCWJW LLC, a Florida Limited Liability Company

By: _____

Barbara Crosara Weiss, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Crosara Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member of BCWJW LLC, a Florida Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2024.

_____
Notary Public

My Commission Expires: 6/24/2025

Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 21, 2024.

Affiant Signature

2/21/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 21 day of February, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY