Karen Johnson Davidson County
Batch # 1109475 DEEDWARR
03/11/2024 09:55:35 AM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20240311-0016586

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2024.

Notary Public
MY COMMISSION EXPIRES: 9-7-2026
File No. G23-20241

BARBARA A. MCGINTY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
BDHR, LLC (NAME)	New Owner (NAME)	92-6-356; 92-6-705; and 92-6-706
P.O. Box 292919 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Madubueze Nwozo, Maureen Nwozo, Esther Nwozo, Ruth Nwozo, Angela Nwozo, Princess Nwozo, Emmanuel Chokuba, Victoria Chokuba, and Catherine Chokuba-Azum, Heirs at Law of Cordelia C. Nwozo**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BDHR, LLC, a Tennessee Limited Liability Company**, 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:

Lot Numbers 34, 35 and 36 on the Plan of L.C. Thuss' Subdivision of a part of the Barrow Lands, of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Cordelia C. Nwozo, married by Deed dated December 17, 2008, recorded December 18, 2008, in Instrument Number 20081218-0121272, in the Register's Office of Davidson County, Tennessee. The said Cordelia C. Nwozo died intestate November 2, 2022 leaving Madubueze Nwozo, Maureen Nwozo, Esther Nwozo, Ruth Nwozo, Angela Nwozo, Princess Nwozo, Emmanuel Chokuba, Victoria Chokuba and Catherine Azum as Heirs at Law. See Case No. 23P352 in the Circuit (Probate Division) Court for Davidson County, Tennessee at Nashville. The said Princess Nwozo being a Minor Child. Her father joins in this conveyance on her behalf as her duly appointed Guardian, puruant to Order for Guardianship of reord in Docket Number 24P295 in the Circuit (Probate Division) Court for Davidson County, Tennessee. See also Affidavits of Heirship of record in Instrument 20240311-0016580 and Instrument 20240311-0016581 Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

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The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Victoria Chokuba is signed by his/her duly appointed Attorney-in-fact Ruth Nwozo, pursuant to the Power of Attorney recorded in Instrument # 20240311-0016587, said Register's Office. The signature of Maureen Nwozo is signed by his/her duly appointed Attorney-in-fact Emmanuel Chokuba, pursuant to the Power of Attorney recorded in Instrument #20240311-0016583, said Register's Office. The signature of Esther Nwozo is signed by his/her duly appointed Attorney-in-fact Angela Nwozo, , pursuant to the Power of Attorney recorded in Instrument #20240311-0016584, said Register's Office. The signature of Catherine Chokuba-Azum is signed by his/her duly appointed Attorney-in-fact Ruth Nwozo, pursuant to the Power of Attorney recorded in Instrument #20240311-0016585, said Register's Office.

This is improved property, known as 728 29th Ave. North; 728B 29th Ave. North; and 722 29th Ave. North, Nashville, TN 37209.

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. Whenever 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/our hand(s) this 7th day of March, 2024.

Madubueze Nwozo

Madubueze Nwozo, Heir at Law

Emmanuel Chokuba, Heir at Law

Maureen Nwozo By Emmanuel Chokuba AIF

Maureen Nwozo, Heir at Law by Emmanuel Chokuba her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Madubueze Nwozo, Heir at Law of Cordelia C. Nwozo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2024.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Emmanuel Chokuba, Heir at Law of Cordelia C. Nwozo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2024

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Signature
My commission expires:

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Emmanuel Chokuba, Attorney in Fact for Maureen Nwozo, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 7th day of March, 2024.

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Public My Commission Expires:

Witness my/our hand(s) this 1st day of March, 2024.

The Estate of Cordelia C. Nwozo

By: x Ruth Nwozo
Ruth Nwozo, Heir at Law

By: x Victoria Chokuba by Ruth Nwozo
Victoria Chokuba, Heir at Law by Ruth Nwozo, her Attorney in Fact

By: x Catherine Chokuba-Azum by Ruth Nwozo
Catherine Chokuba-Azum, Heir at Law by Ruth Nwozo, her Attorney in Fact

By: x Angela Nwozo
Angela Nwozo, Heir at Law

By: x Esther Nwozo by Angela Nwozo
Esther Nwozo, Heir at Law by Angela Nwozo her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2024, before me personally appeared Ruth Nwozo and Angela Nwozo, Heir at Laws of The Estate of Cordelia C. Nwozo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2024.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ruth Nwozo, Attorney in Fact for Victoria Chokuba, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 1st day of March, 2024.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 1/28/26

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ruth Nwozo, Attorney in Fact for Catherine Chokuba-Azum, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 1st day of March, 2024.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 1/28/26

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Angela Nwozo, Attorney in Fact for Esther Nwozo, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 1st day of March, 2024.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 1/28/26

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Witness my/our hand(s) this 7th day of March, 2024.

Princess Nwozo by Madubueze Nwozo (Guardian)
Princess Nwozo, Heir at Law by Madubueze Nwozo, Guardian

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Madubueze Nwozo, Guardian for Princess Nwozo, Heir at Law of Cordelia C. Nwozo, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Guardian of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2024.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-19-2026

Notary Public My Commission Expires:_____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066