THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6948-WE

Karen Johnson
Batch # 1116919
04/01/2024 11:28:59 AM
Fees: $13.00 Taxes: $2,257.00

Davidson County
DEEDWARR
2 pgs

20240401-0022333

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE
NOTARY PUBLIC
TENNESSEE
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BFH Enterprises, LLC	BFH Enterprises, LLC	
4117 Hillsboro Pike Suite 103-265	4117 Hillsboro Pike Suite 103-265	083-03-0-209.00 and 083-03-0-210.00
Nashville, TN 37215	Nashville, TN 37215	
(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, **Ann O. Jones, Angela E. Von Mann, John O'Malley and Michelle M. O'Malley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BFH Enterprises, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

A certain tract or parcel of land in Davidson County State of Tennessee, described as follows to wit:

Being southerly part of Lot No. 3 on the Plan of Mrs. Minnie E. Martin's Subdivision of Lot No. 58 and Part of 59, Brownsville as of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the easterly margin of Riverside Boulevard at the corner of Lots 2 and 3, thence with the line between said two lots eastwardly 242.5 feet thence northwardly 67.5 feet to the southeast corner of a part of said Lot No. 3 conveyed to Southern Securities Company by deed from Wesley A. Dickson, of record in Book 785, Page 376 said Register's Office, thence with their southerly line, westwardly 210 feet more or less to the easterly margin of said Boulevard, thence with same, southwardly 73 feet more or less, to the beginning.

Parcel 2:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the northerly 50 feet of Lot No. 2 on the Plan of Mrs. Minnie E. Martin's Subdivision of Lot No. 58 and Part of 59, Brownsville as of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee, described as follows:

Said northerly part of Lot No. 2 fronts 50 feet on the easterly side of Riverside Boulevard, and runs back between parallel lines 242.5 feet to a dead line.

Being the same property conveyed to Ann O. Jones, John O'Malley and Angela E. Von Mann, as tenants in common by Quitclaim Deed from Michelle M. O'Malley of record as Instrument Number 20230731-0059072, Register's Office for Davidson County, Tennessee, dated July 29, 2023 and recorded on July 31, 2023.

Michelle M. O'Malley joins in this conveyance in order to convey her equitable interest in the property

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is real property known as **1311 Riverside Drive, and 0 Riverside Drive; Nashville, TN 37206**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this the 27 day of March, 2024.

Ann O. Jones

Angela E. Von Mann

John O'Malley

Michelle M. O'Malley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann O. Jones, Angela E. Von Mann, John O'Malley and Michelle M. O'Malley,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of March, 2024.

My Commission expires: 11-8-27

Notary Public

JAMES R. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENNESSEE