Karen Johnson Davidson County
Batch# 1118147 DEEDWARR
04/03/2024 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20240403-0023267

38082

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38082	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me this 2 day of April, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BFH Enterprises LLC 320 Gun Club Road Nashville, TN 37205	New Owner	Map and Parcel No.: 11512003200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, David Morris McCabe as Successor Trustee of the Ruth Conder McCabe Revocable Living Trust u/a dated October 28, 2016, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BFH Enterprises LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 320 Gun Club Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1 day of April, 2024.

David Morris McCabe, Trustee

David Morris McCabe as Successor Trustee of the Ruth Conder McCabe Revocable Living Trust u/a dated October 28, 2016

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Morris McCabe as Successor Trustee of the Ruth Conder McCabe Living Trust u/a dated October 28, 2016, 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, at office, this 1 day of April, 2024.

Notary Public

My Commission Expires: 8/3/25

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

EXHIBIT "A"

Land located in Davidson County, Tennessee, being Lot No. 33 on the Plan of West Meade Village, Section "D", as of record in Book 2331, Page 36, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Gun Club Road at the common corner of Lots Nos. 33 and 9, on said Plan; thence Northerly with the line between said Lots Nos. 33 and 9, 375 feet to a point; thence South 66 degrees 15 minutes East 206.4 feet to a point in the Westerly margin of Robin Hill Road; thence with said margin of said Road, 308 feet to a point, the beginning of a curve; thence around said curve having a radius of 25 feet, 39.3 feet to a point in the Northerly margin of Gun Club Road; thence Westerly with said margin of Gun Club Road 145.3 feet to the point of beginning.

Being the same property conveyed to James H. McCabe and wife, Ruth C. McCabe by deed dated October 21, 1955 from The Washington Realty Company, a Tennessee corporation, of record in Book 2480, Page 135, Register's Office for Davidson County, Tennessee. James H. McCabe having since died on October 19, 2003 leaving Ruth C. McCabe as surviving tenant by the entirety. By Quitclaim Deed dated December 5, 2005 of record in Instrument No. 20060202-0013319, Register's Office for Davidson County, Tennessee, Ruth C. McCabe conveyed subject property to The Ruth Conder McCabe Revocable Living Trust dated February 9, 2004.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, Page 36, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/1/24 (date of document).

Affiant Signature

4/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY