WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118147 DEEDWARR
04/03/2024 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20240403-0023268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

38075

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
M. COMM. EXPIRES SEPTEMBER 6, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Turner Talley	J TURNER TALLEY	
(NAME)	(NAME)	11512003200
320 Gun Club Rd.	210 MOCKINGBIRD RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE, TN 37205	
(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, **BFH ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES TURNER TALLEY, UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of West Meade Village, Section "D" of record in Plat Book 2331, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 Warranty deed from The Washington Realty Company, a Tennessee Corporation of record in Book 2480, page 135, Register's Office for Davidson County, Tennessee, dated October 21, 1955 and recorded on October 24, 1955. James Henry McCabe died October 19, 2003, leaving Ruth Janice Conder McCabe as the surviving tenant by the entirety.

Being the same property conveyed to The Ruth Conder McCabe Revocable Living Trust dated February 9, 2004 by Quit Claim Deed from Ruth C. McCabe of record in Instrument No. 20060202-0013319 Register's Office for Davidson County, Tennessee, dated December 5, 2005 and recorded on February 2, 2006. Ruth Janice Conder McCabe died November 23, 2023.

Being the same property conveyed to BFH Enterprises, LLC by Warranty Deed of record in Instrument No. 202~~404030023267~~, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 320 Gun Club Rd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

JW2024-274

Witness my hand this 2nd day of April, 2024

BFH ENTERPRISES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BFH Enterprises, LLC.

Witness my hand and official seal this 2nd day of April, 2024.

Commission expires:



_____

Notary Public

JW2024-274

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 4/2/24 (date of document).

Affiant Signature

4/2/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 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