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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1119002
04/04/2024 11:16:54 AM
Fees: $13.00 Taxes: $3,515.00

Davidson County
DEEDWARR
2 pgs

20240404-0023893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
BFH Enterprises, LLC	New Owner	
(NAME)	(NAME)	
4209 Kirtland Road		131-02-0-140.00
(ADDRESS)	(ADDRESS)	
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, **MICHAEL L BROWN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BFH ENTERPRISES, LLC**, 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. 68 on the Map of Hollywood Place, as of record in Book 547, Pages 85 and 86, Register's Office for said County, and also shown as Lot 68 of Block 2, on the Map of Overton Hills, as of record in Book 843, Page 66, Register's Office for said County. Said Lot No. 68 fronts 100 feet on the Northwesterly side of Kirkland Avenue, formerly Pickford Avenue, and runs back between parallel lines 187 1/2 feet to a dead line.

Being the same property conveyed to Robert W. Brown, Jr and wife, Mayme L. Brown by Warranty deed from Ellis B. Gregory and Gary A. McNew of record in Book 5631, page 338, Register's Office for Davidson County, Tennessee, dated July 30, 1980 and recorded on July 31, 1980. Robert W. Brown, Jr. died February 10, 1997, leaving Mayme L. Brown as the surviving tenant by the entirety.

Being the same property conveyed to Mayme L. Brown, Trustee U/A/D Mar 29, 1999 of the Brown Revocable Living Trust agreement and any successors in Trust, and any amendments thereto by Quitclaim deed from Mayme L. Brown, individually of record in Book 11444, page 407, Register's Office for Davidson County, Tennessee, dated March 29, 1999 and recorded on April 23, 1999.

Mayme Sue Lee Brown died May 22, 2010.

Being the same property conveyed to Michael L Brown by Quitclaim deed from Michael L. Brown and Teresa Susan Ubico, as successor Co-Trustees if the Mayme Lee Brown Living Trust dated March 29, 1999 of record in Instrument No. 20100805-0061741 Register's Office for Davidson County, Tennessee, dated July 26, 2010 and recorded on August 5, 2010.

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 4209 Kirtland Road, Nashville, TN 37215
(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.

Witness my hand this 29th day of March, 2024

MICHAEL L BROWN

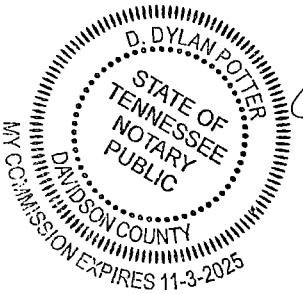
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael L Brown, the bargainor, 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 and official seal this 29th day of March, 2024.

Commission expires:



Notary Public

JW2023-868