WARRANTY DEED

JM-CH-24-3619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BA Holdings, LLC	**New Owner**	
(NAME) **26 Inveraray**	(NAME)	**133-06-0-229-00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA S. STANDIFER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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

Land in the 6th Civil District of said County and State, being part of the John R. Ozier 121.97 acre tract, more particularly described according to a survey made by James L. Murphy, Jr. and Co., dated February 9, 1965, as follows:
Beginning at a point in the Westerly margin of Nolensville Pike, said point being 100 feet in a direction South 25 degrees 11 minutes East from the Southeast corner of the Cherokee Life Property, as of record in Book 3399, Page 107, Register's Office for said County; thence South 25 degrees 11 minutes East along the Westerly margin of Nolensville Pike a distance of 100 feet to a point; thence South 64 degrees 49 minutes West a distance of 250 feet to a point; thence North 25 degrees 11 minutes West a distance of 100 feet to a point; thence North 64 degrees 49 minutes East a distance of 250 feet to the point of beginning, containing 0.574 acres.

Being the same property conveyed to John Ellis and Brenda S. Standifer, joint tenants with right of survivorship by Warranty deed from S&L Amusement Company, Inc. of record in Book 7809, page 907, Register's Office for Davidson County, Tennessee, dated 4/4/1989 and recorded on 4/5/1989.

John Ellis having since died on or about July 22, 2011, leaving Brenda S. Standifer, as sole tenant by the entirety.

Michael Andrew Standifer given Power of Attorney for Brenda S. Standifer of record in Instrument No. 20240403-0023325, Register's Office for Davidson County, Tennessee dated October 7, 2014 and recorded on April 03, 2024.

Being also known as 3619 Nolensville Pike Nashville, Tennessee 372113201.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Restrictions of record in Book 3872, Page 339, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sanitary Sewer Easement of record in Book 4108, Page 596, in the Register's Office for Davidson County, Tennessee.
- Lease of record in Book 6399, Page 316, in the Register's Office for Davidson County, Tennessee.
- Lease of record in Book 7762, Page 380, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the

Karen Johnson Davidson County
Batch # 1123277 DEEDWARR
04/16/2024 10:18:19 AM 2 pgs
Fees: $13.00 Taxes: $8,621.00
20240416-0027025

description merely for convenience in identifying the tract.
• Record Will for John Willard Ellis of record in Instrument Number 20130423-0040278, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3619 Nolensville Pike, Nashville, Tennessee 37211-3201**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 12th DAY OF APRIL, 2024.

Brenda S. Standifer by Michael Andrew Standifer, her Attorney in Fact
Brenda S. Standifer by Michael Andrew Standifer, Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ANDREW STANDIFER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENDA S. STANDIFER, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENDA S. STANDIFER.

Witness my hand and official seal, this the 12th of April, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212