Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-BRE-24-5518

Prepared By ~~& Return To:~~
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-1566

Karen Johnson
Batch # 1131726
05/07/2024 09:16:38 AM
Fees: $13.00 Taxes: $838.05

Davidson County
DEEDWARR
2 pgs

20240507-0033350

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$220,000.00~~ $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of May, 2024

Notary Public

Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Candice Stokes 5518 Eulala Drive Nashville, TN 37211	New Owner	162-09-0-115.00

WARRANTY DEED

FOR AND IN 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, I/WE,

BMD Holdings, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Candice Yvonne Stokes, a single woman

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. 138B on the Plan of Hickory View, Section 2, of record in Plat Book 5800, Page 324, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Herman Rocco by Special Warranty Deed (Corporation) from Federal Home Loan Mortgage Corporation, Grantor by its duly authorized attorney in fact, National Default REO Services, a Delaware limited liability company d/b/a First American Asset Closing Services ("FAACS") of record in Instrument No. 20091012-0094482, Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on October 12, 2009. Thomas Herman Rocco having become deceased on or about June 1, 2023, having died married and intestate. See Affidavit of Heirship recorded on February 22, 2024 in Instrument No. 20240222-0012249, Register's Office for Davidson County, Tennessee, naming Phillip Lavallet as his sole heir.

Being the same property conveyed to BMD Holdings LLC, a Tennessee limited liability company by Warranty Deed from Phillip Lavallet, unmarried of record in Instrument No. 20240222-0012250 Register's Office for Davidson County, Tennessee, dated February 16, 2024 and recorded on February 22, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 5518 Eulala Drive, Nashville, TN 37211

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 so 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.

Dated this the 2nd day of May, 2024.

BMD Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Chase Carter, Member

By: _____
Will Harris, Member/Owner

STATE OF TENNESSEE COUNTY OF WILSON

Before me, the undersigned notary public of the state and county mentioned, personally appeared Chase Carter, Member of BMD Holdings, LLC and Will Harris, Owner/Member of BMD Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Owner/Member of BMD Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Chase Carter, Member of BMD Holdings, LLC and Will Harris, Owner/Member of BMD Holdings, LLC as such Member and Owner/Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Owner/Member.

Witness my hand and seal, at office in Mt Juliet, TN this 2nd day of May, 2024.

_____
Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON