Warranty Deed

Karen Johnson Davidson County Batch# 1131903 DEEDWARR 05/07/2024 01:19:30 PM 3 pgs Fees: $18.00 Taxes: $2,516.00 20240507-0033615	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $680,000.00. Affiant Subscribed and sworn to before me, this the 7th day of May, 2024. Notary Public My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Joseph Callahan IV	**New Owner**	071-15-0-184.00
1343 Pennock Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BCWJW LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES JOSEPH CALLAHAN, IV**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots Nos. 233 and 234 on the Map of Highland Land Company's Subdivision as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 233 and 234 adjoin and front together 50 feet on the Easterly side of Pennock Avenue, and run back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Latrina M. Simmons, unmarried by Warranty deed from Maggie O. Whitfield, unmarried of record in Instrument No. 200002010010522, Register's Office for Davidson County, Tennessee, dated January 25, 2000 and recorded on February 01, 2000.

Being the same property conveyed to Nashville Biza Holdings, LLC, a Tennessee limited liability company by Warranty deed from Latrina M. Simmons, married of record in Instrument No. 20220429-0049890, Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on April 29, 2022.

Being the same property conveyed to BCWJW LLC, A Florida Limited Liability Company by Quitclaim Deed from Nashville Biza Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230523-0038647 Register's Office for Davidson County, Tennessee, dated May 18, 2023 and recorded on May 23, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1343 Pennock Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of May, 2024.

BCWJW LLC, a Florida Limited Liability Company

By: _____

Barbara Crosara Weiss, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Crosara Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member of BCWJW LLC, a Florida Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2024.

_____
Notary Public

My Commission Expires: 6/24/2025

Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5.7.24.

Affiant Signature

5.7.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7th day of May, 2024.

Notary Signature

My Commission Expires: 5-9-26

