WARRANTY DEED

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

(SEAL)

Karen Johnson Davidson County
Batch # 1140862 DEEDWARR
05/30/2024 09:53:28 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20240530-0040021

File #24-TC-0401-PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 4/27/2025

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

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

BOX 10-A

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BFH Enterprises, LLC	**NEW OWNER**	
(NAME)	(NAME)	**115-08-0-073**
4117 Hillsboro Pike, Sute 103-265		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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,

KATHARINE JANE DOUGAN, ADMINISTRATRIX, CTA OF THE ESTATE OF KATHARINE JEFFERIES DOUGAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BFH ENTERPRISES, LLC, A 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of George N. Welch, Jr. Subdivision West Meade Village Tract, Section B, as of record in Book 1835, Page 75, Register's Office for said County. Beginning at a point in the South margin of Davidson Road, the common corner of Lot No(s). 3 and 4; thence with the line between said lots, Southerly 375 feet to a point; thence Easterly 200 feet to the Westerly margin of Robin Hill Road; thence with the margin of said Road Northerly 350 feet to the beginning of a curve; thence with said curve, Northwesterly 38.6 feet to the South margin of Davidson Road; thence with the margin of the same, Westerly 175 feet to the beginning.

Being the same property conveyed to William P. Dougan and wife, Katharine J. Dougan, by Warranty Deed from Giacomo J. Bologna and wife, Jean A. Bologna, of record in Book 4525, Page 549, in the Register's Office of Davidson County, Tennessee, dated July 31, 1971 and recorded on August 03, 1971. The said William P. Dougan died on December 10, 2000, leaving Katharine J. Dougan as sole surviving Tenant by the Entirety. Katharine J. Dougan died testate on January 03, 2021, the subject property is the be administered as part of the Probate Estate with Katharine Jane Dougan, Administratrix CTA with authority to convey. See Probate Case 22P344, Davidson County in the Seventh Circuit Court.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of George N. Welch, Jr. Subdivision West Meade Village Tract, Section B, as recorded in Plat Book 1835, Page(s) 75.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **401 Davidson Road, Nashville, TN 37205**.

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 28th day of May, 2024.

The Estate of Katharine Jefferies Dougan

By: _____
Katharine Jane Dougan, Administratrix CTA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Katharine Jane Dougan, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Administratrix CTA of the Estate of Katharine Jefferies Dougan, and who further acknowledged that she is authorized to execute the within instrument as Administratrix CTA.

Witness my hand, at office, this 28th day of May, 2024.

_____
Notary Signature
My commission expires:

