Karen Johnson
Batch # 1142587
06/04/2024 09:12:20 AM
Fees: $13.00 Taxes: $19,369.50
Davidson County
DEEDWARR
2 pgs
20240604-0041502

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Edward J. Dobbs 6070 Poplar Avenue, Ste. 750 Memphis, TN 38119	new owner	130-11-0-096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BNA HOLDINGS, LLC, a Tennessee limited liability company** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **Edward J. Dobbs Grantor Trust u/t/a originally dated July 17, 1987, and restated December 4, 2023** ("Grantee" herein), his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, of Block "R", as shown on the map entitled the Plan of Tyne Meade, Section IV, of record in Plat Book 1424, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BNA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CHASE MYERS AND ANGELA MYERS, HUSBAND AND WIFE, of record in Instrument No. 20190506-0042440, dated May 6, 2019, said Register's Office.

This is improved property known as: 3910 Wayland Dr., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, its heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 31st day of May, 2024

BNA HOLDINGS, LLC

BY: KENT FURLONG, SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared KENT FURLONG with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SOLE MEMBER OF BNA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such SOLE MEMBER, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 31st day of May, 2024.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$5,235,000.00.**

Affiant

Sworn to and subscribed before me this 31 day of May, 2024.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES: 2025