BOX 10-A

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

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1149577 DEEDWARR
06/21/2024 08:24:40 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20240621-0046564

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BFH Enterprises LLC	BFH Enterprises LLC	Parcel ID: 115 16 0 065.00
(NAME) 4117 Hillsboro Pike	(NAME) 4117 Hillsboro Pike, Suite 103-265	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Grant Allen Dungee and Valerie Shannon Dungee, husband and wife and Jean G. Reed**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BFH Enterprises LLC**, 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. 2 on the Plan of Harding Park, as of record in Book 2331, Page 120, Register's Office for said count and described as follows:

Beginning at a point in the east margin of Jocelyn Hollow Road, at the corner of Lots Nos. 1 & 2; thence with the line between said lots, southeasterly 304.4 feet to the line of Lot No. 78; thence with the line between Lots 2 and 78, northeasterly 188 feet to the southwesterly margin of Cargile Road; thence with the margin of the same, northwesterly 279.4 feet to the beginning of a curve; thence around said curve, westerly 39.3 feet to the margin of Jocelyn Hollow Road; thence with the margin of the same, southwesterly 163 feet to the point of beginning.

Being the same property conveyed to Joseph D. Reed and wife, Jean Galloway Reed from Kenneth M. Bazar and wife, Barbara A. Bazar by Warranty Deed dated July 17, 1978 and recorded on July 17, 1978 in Book 5311, Page 956, Register's Office for Davidson County, Tennessee. Joseph D. Reed has since died and upon his death, title was vested in Jean Galloway Reed as the sole surviving tenant by the entirety.

Further being the same property conveyed to Grant Allen Dungee and wife, Valerie Shannon Dungee and Jean Galloway Reed from Jean Galloway Reed by Quitclaim Deed dated January 31, 2020 and recorded on February 7, 2020 in Instrument No. 20200207-0014270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6133 Jocelyn Hollow Rd, 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 Grantees, their heirs and assigns forever; and we do 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.

Witness our hands this 18th day of June, 2024.

Grant Allen Dungee

Valerie Shannon Dungee

Jean G. Reed

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Grant Allen Dungee and Valerie Shannon Dungee, husband and wife and Jean G. Reed, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2024.

Notary Public

My Commission Expires:

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY