Karen Johnson Davidson County
Batch# 1156434 DEEDWARR
07/10/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20240710-0051810

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Kaitlyn West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BFH Enterprises, LLC	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Suite 103-265		09110046600 & 09110046500 09110046700 & 09110046700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **EDWARD G. MICHAELS, IV AND JOHNSON COOPER, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BFH ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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, to wit:

TRACT I: Land in Davidson County, Tennessee, being all of Lot Nos. 1 and 2 as shown on the Plan of Final Plat, Resubdivision Part of Lot 9 Cockrill Farm, according to survey and plat of same appearing of record in Instrument No. 20220215-0017475, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

TRACT II: Land in Davidson County, Tennessee, being all of Lot Nos. 1 and 2 as shown on the Plan of Final Plat, Resubdivision Part of Lot 9 Cockrill Farm, according to survey and plat of same appearing of record in Instrument No. 20220215-0017529, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Edward G. Michaels, IV by Warranty Deed from JWT Robertson, LLC, being dated December 23, 2021, and recorded January 5, 2022, in Instrument No. 20220105-0001612, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward G. Michaels, IV and Johnson "Jay" Cooper, as tenants in common each with a 50% interest by Quitclaim Deed from Edward G. Michaels, IV, dated March 1, 2024 and recorded March 3, 2024 in Instrument No. 20240304-0014721, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5705 A & B, 5707 A & B Robertson Ave. Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

JW2024-305

Witness my hand this 10 day of July, 2024

Ned Michaels by J Cooper Attorney in Fact.

EDWARD G. MICHAELS, IV BY JOHNSON JOSEPH COOPER, ATTORNEY IN FACT

J Cooper

JOHNSON JOSEPH COOPER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnson Joseph Cooper, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of July, 2024.

Commission expires:

Notary Public

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. April 21, 2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Johnson Joseph Cooper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Edward G. Michaels, IV and acknowledged that he executed the same as the free act of Edward G. Michaels, IV.

Witness my hand and official seal this 10 day of July, 2024.

Commission expires:

Notary Public

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. April 21, 2025

JW2024-305

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian 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 July 10, 2024.

Affiant Signature

7/10/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10 day of July, 2024.

Notary Public

Notary's Seal:

