Karen Johnson Davidson County
Batch# 1156622 DEEDWARR
07/11/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20240711-0052049

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 TWO MILLION ONE HUNDRED THOUSAND AND 00/100 ($2100,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Andrew Kramer (NAME)	**NEW OWNER** (NAME)	**Being a portion of: 091-10-0-468-00, 091-10-0-467-00, 091-10-0-466-00, and 091-10-0-465-00**
5707 Robertson Avenue Nashville, TN 37209 (ADDRESS)	**1468 Witherspoon Drive Brentwood, TN 37027** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of July, 2024, the undersigned, **BFH ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ANDREW KRAMER,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5707 ROBERTSON AVENUE, A, NASHVILLE, TN 37209** and more particularly described as follows:

Certain units located in Davidson County, Tennessee, being known and designated as Unit Nos. 1-10 and 13-15 of HOMES AT 5705 & 5707 ROBERTSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at HOMES AT 5705 & 5707 ROBERTSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record in Instrument No. **20240711-0051874**, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to BFH Enterprises, LLC by Warranty Deed from Edward G. Michaels, IV by Johnson Joseph Cooper, his Attorney-In-Fact, and Johnson Cooper, being dated **July 10, 2024**, and recorded in Instrument No. **20240710-0051810**, Register's Office for Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of July, 2024.

GRANTOR: BFH Enterprises, LLC
By: Grover Collins
Its: Authorized Agent by Corporate Resolution

AS ATTORNEY-IN-FACT FOR BFH ENTERPRISES, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Grover Collins** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent by Corporate Resolution for **BFH Enterprises, LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **BFH Enterprises, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as Authorized Agent by Corporate Resolution executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Agent by Corporate Resolution.

WITNESS my hand, at office, on this 10th day of July, 2024.

Notary Public

My Commission Expires

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

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, 20 24.

Notary Public

Notary's Seal:

