Karen Johnson Davidson County
Batch# 1164526 DEEDWARR
07/31/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20240731-0057942

Warranty Deed	State of Tennessee County of ~~Davidson~~ Williamson The actual consideration for this transfer is $165,000.00-. Affiant Subscribed and sworn to before me this the 29th day of July, 2024 Notary Public My Commission Expires:

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
BL & BW Investment Properties, LLC. 408 Chesterfield Place, Franklin, TN 37064	NEW OWNER	061160J00200CO

KNOW ALL MEN BY THESE PRESENTS that **Barbara Anne Harris, a single woman**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **BL & BW Investment Properties, LLC, a Tennessee Limited Liability Company**, its successors and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit 1311 Greenland on the Plan of 1312 Cardinal Avenue Homes, a Horizontal Property Regime, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240212-0009765, and Scrivener's Affidavit recorded in Instrument No. 20240228-0013724, as amended by that certain First Amendment of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 202407310057941 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Barbara Anne Harris by Warranty Deed from Hendrik jan Alberts and wife, Lisa C. Dawson Alberts of record in Book 10305, page 907, Register's Office for Davidson County, Tennessee, dated December 30, 1996 and recorded on December 31, 1996.

This is improved property having a physical address of: 1311 Greenland Ave, Nashville, TN 37216

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2024

Barbara Anne Harris

Barbara Anne Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2024, before me personally appeared Barbara Anne Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2024.

Notary Signature
My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 29, 2024.

Date

Affiant Signature

7/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025