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

BOX 10-A

SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1177582
09/04/2024 11:14:16 AM
Fees: $13.00 Taxes: $3,330.00

Davidson County
DEEDWARR
2 pgs

20240904-0068037

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Wm T Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF August, 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	
(NAME)	(NAME)	
1806 Sweetbriar Ave.	new owner	117-04-0-001-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **BERNITA J. HILL AND DENISE HARDY AND NORMAN HILL AND NADOLYN JOHNSON AND EDDIE WAYNE HILL, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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. C on the Plan of Sweetbriar Plan of record in Plat Book 1835, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lo "C' fronts 70 feet on the Northerly margin of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley in the rear measuring 70 feet thereon.

Being the same property conveyed to Eddie Lee Hill and wife, Zula Mae Hill by Warranty Deed from Ellis J. Cook and wife, Carolyn S. Cook of record in Book 4381, page 980, Register's Office for Davidson County, Tennessee, dated November 5, 1969 and recorded on November 24, 1969.

Being the same property conveyed to Eddie Lee Hill and wife, Zula Mary Hill and Bernita J. Hill, unmarried by Quitclaim Deed from Eddie Lee Hill and wife, Zula Mary Hill of record in Book 9665, page 671, Register's Office for Davidson County, Tennessee, dated April 24, 1994 and recorded on May 08, 1995. The said person Zula Mary Hill is deceased.

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 1806 Sweetbriar Ave., Nashville, TN 37212
(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 claiming by, through or under the Grantor herein, but no further or otherwise. 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.

JW2024-935

Witness my hand this 30th day of August, 2024

Bernita J. Hill

BERNITA J. HILL

Wm. T Ramsey (POA)

DENISE HARDY BY WILLIAM T. RAMSEY, ATTORNEY IN FACT

Wm. T Ramsey (POA)

NORMAN HILL BY WILLIAM T. RAMSEY, ATTORNEY IN FACT

Wm T Ramsey (POA)

NADOLYN JOHNSON BY WILLIAM T. RAMSEY, ATTORNEY IN FACT

Wm T Ramsey (POA)

EDDIE WAYNE HILL, III BY WILLIAM T. RAMSEY, ATTORNEY IN FACT

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 Bernita J. Hill, , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2024.

Commission expires:
1-24-28

WILLIAM T. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-24-2028

Wm T Ramsey

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, William T. Ramsey, 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 Denise Hardy, Nadolyn Johnson, Norman Hill, and Eddie Wayne Hill, III and acknowledged that he executed the same as the free act of Denise Hardy, Nadolyn Johnson, Norman Hill, and Eddie Wayne Hill, III.

Witness my hand and official seal this 30th day of August, 2024.

Commission expires:

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

Notary Public

JW2024-935