G#37499-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1188304 DEEDWARR
10/01/2024 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241001-0075903

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

Sharon D Muller
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2024.

Notary Public

My commission expires: 10-17-2027
(AFFIX SEAL)

JONNA L. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
BMB Properties	**"New Owner"**	**08307025400**
944 Main Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nori East, LLC, a Tennessee limited liability company
(being one and the same entity as Nori East, LLC, a Tennessee limited company)

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

BMB Properties, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 38, as shown on the map entitled Roselawn, of record in Book 2133, Page 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Nick Miller and Corissa Miller, husband and wife, by Warranty Deed dated August 3, 2023, from Sean M. Weems, unmarried, of record in Instrument No. 20230809-0061743, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Nori East, LLC, a Tennessee limited company (being one and the same entity as Nori East, LLC, a Tennessee limited liability company), by Quitclaim Deed dated August 24, 2023, from Nick Miller and Corissa Miller, husband and wife, of record in Instrument No. 20230905-0069237, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **320 Pioneer Lane, Nashville, TN 37206**.

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, its successors and/or assigns, forever; and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and/or 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 its hand by its duly authorized officer this 30th day of September, 2024.

Nori East, LLC, a Tennessee limited liability company

By: Corissa Miller
Corissa Miller, Member

By:
Nicholas Miller, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Corissa Miller and Nicholas Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **Members** of **Nori East, LLC,** the within named bargainor, a Tennessee limited liability company, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Corissa Miller and Nicholas Miller** as **Members.**

Witness my hand, at office at Nashville, Tennessee, this **30th** day of **September, 2024.**

Notary Public

My Commission Expires: OCTOBER 4, 2027



True Copy Certification

I, William T. Smith, 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 September 30, 2024.

Affiant Signature

Date: 9/30/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

