Karen Johnson
Batch # 1189834
10/04/2024 09:50:56 AM
Fees: $13.00 Taxes: $2,586.30

Davidson County
DEEDWARR
2 pgs

20241004-0077105

Warranty Deed

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $699,000.00.

Gracey Perry
Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2024.

Notary Public

My commission expires: 10/4/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Kyle Carson Melissa Lynn Carson	Cadence Bank	081-07-0-335.00
1921 12th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BHRE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW KYLE CARSON AND MELISSA LYNN CARSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 100 on the Plan of Cephas Woodard Subdivision of Lots 5 and 6 Woodard Plan, of record in Plat Book 161, Page 174, 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 the same property conveyed to Troy Joseph Breaux and Devin Breaux, tenants in common, by Warranty deed from Trent Black, unmarried of record in Instrument No. 201601290-008833, Register's Office for Davidson County, Tennessee, dated January 27, 2016 and recorded on January 29, 2016.

Being the same property conveyed to Devin Breaux by Quitclaim deed from Troy Joseph Breaux of record in Instrument No. 20190830-0087567 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 30, 2019.

Being the same property conveyed to Phillip D. Hayes, a married man by Warranty Deed from Devin Breaux, an unmarried woman of record in Instrument No. 20221228-0133303 Register's Office for Davidson County, Tennessee, dated December 28. 2022 and recorded on December 28. 2022.

Being the same property conveyed to BHRE LLC, a Tennessee limited liability company by Quitclaim Deed from Phillip D. Hayes, a married man of record in Instrument No. 20240305-0015335 Register's Office for Davidson County, Tennessee, dated March 04, 2024 and recorded on March 05, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1921 12th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of October, 2024.

BHRE, LLC, a Tennessee Limited Liability Company

By: _____
Phillip Daniel Hayes, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Phillip Daniel Hayes, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of BHRE, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2024.

_____
Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON