Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO:
PREMIER ESCROW, LLC 39-B
4301 HILLSBORO ROAD, STE 300File #24-1237
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy Stamps Ingram and Robert Franklin Stamps, Jr, Heirs at Law of Sadra Stamps, deceased** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **BFH Enterprises, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a part of the Southeast part of Block 2 on the Plan of the Realty Savings Bank & Trust Co's revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the North margin of Park Avenue 50 feet West of the Westerly margin of 52nd Avenue, North, thence Northerly parallel to the Westerly margin of 52nd Avenue, North 150 feet to the South margin of an alley; thence with the margin of the same Westerly 50 feet to a point; thence Southerly 150 feet to the North margin of Park Avenue; thence with the margin of the same Easterly 50 feet to the point of beginning.

Being the same property conveyed to Tom Ryan Hughes and wife, Sara Ruth Hughes by Warranty deed from Andrew B. Ellis and wife, Pia Paulamaki of record in Instrument No. 20130117-0005702 Register's Office for Davidson County, Tennessee, dated January 14, 2013 and recorded on January 17, 2013.

Being the same property conveyed to Sadra Stamps, a single person by Warranty Deed from Tom Ryan Hughes and wife, Sara Ruth Hughes, dated March 11, 2016 and recorded March 28, 2016 in Instrument No. 20160328-0028840, Register's Office of Davidson County, Tennessee. Power of Attorney of record in Instrument No. 20160328-0028839, Register's Office for Davidson County, Tennessee.

Sadra Susanne Stamps died on June 4, 2024 leaving Dorothy Stamps Ingram and Robert Franklin Stamps, Jr. as heirs at law and shown in Affidavits of Heirship, of record Instrument No. 20240816-0062991 and Instrument No. 20240816-0062992, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5202 Park Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and 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.

NEW OWNER:
BFH Enterprises, LLC
5202 Park Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
091-15-0-102.00

Karen Johnson Davidson County
Batch # 1195923 **DEEDWARR**
10/21/2024 09:56:47 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20241021-0081429

WITNESS THE EXECUTION HEREOF this 17th day of October, 2024.

Dorothy Stamps Ingram

Dorothy Stamps Ingram

State of Tennessee)
County of Davidson)

On this 17th day of October, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dorothy Stamps Ingram, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

Robert Franklin Stamps

Robert Franklin Stamps, Jr

State of Tennessee)
County of Davidson)

On this 17th day of October, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert Franklin Stamps, Jr, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 390,000.00.**

Laura Ingram

Affiant

Sworn and subscribed before me on this the 17th day of October, 2024.

Notary Public

My Commission Expires: _____

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