Karen Johnson Davidson County
Batch# 1198385 DEEDWARR
10/25/2024 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20241025-0083150

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2024. Notary Public My commission expires:

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
BMB Properties Attn: Brandon Bubis 944 Main Street Nashville, TN 37206	SAME	08311017000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **EVELYN B. BRANDON** ("Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **BMB PROPERTIES**, a Tennessee general partnership ("Grantee"), its successors, and its assigns, effective as of this 25th day of October, 2024 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 291, as shown on the map entitled the Plan of Fortland Park, Section Three, of record in Book 2900, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Evelyn B. Brandon by Executor's Quitclaim Deed from Evelyn B. Brandon, Executor of the Estate of Juanita B. McCoy, of record as Instrument No. 20240402-0023128, Register's Office for Davidson County, Tennessee.

This property is not now and has never been the primary residence of the Grantor or the Grantor's spouse.

This conveyance is made subject to all matters shown on the Plan of record in Book 2900, page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as 213 Perlen Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs, Grantor's representatives, and Grantor's assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Evelyn B. Brandon

Evelyn B. Brandon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVELYN B. BRANDON**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2024.

Notary Public

My Commission Expires: 10/17/2027

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 October 25, 2024.

Affiant Signature

Date: 10/25/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of October, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

