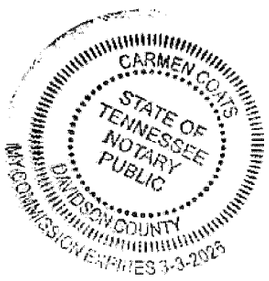
Karen Johnson Davidson County
Batch# 1203391 DEEDWARR
11/12/2024 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20241112-0088031

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2024.

Notary Public

My commission expires: 3/3/26

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:
Candace Lynn Fuller Amy Paulette Fuller	Rocket Mortgage, LLC	095-14-0-067.00
538 Wanda Drive	1050 Woodward Avenue	
Nashville, TN 37210	Detroit, MI 48226	

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, **BVH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ARREOLA DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CANDACE LYNN FULLER AND AMY PAULETTE FULLER, MARRIED TO EACH OTHER**, 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. 27 on the Plan of Elm Hill Acres Subdivision, Section One of record in Plat Book 2331, Page 67, 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 Thomas V. Harris and wife, Lorene S. Harris by Warranty Deed from Brady H. Wyatt and wife, Patricia Wyatt of record in Book 5083, page 201, Register's Office for Davidson County, Tennessee, dated October 19, 1976 and recorded on October 29, 1976.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Sherry Sheets, Administratrix of the Estate of Lorene Harries of record in Instrument No. 20240603-0041209 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 06, 2024.

The Said Thomas V. Harris having since died on June 12, 2014, leaving Lorene S. Harris as surviving tenant by the entirety. The said Lorene S. Harris having since died intestate on March 23, 2022.

Being the same property conveyed to BVH Properties LLC, a Tennessee Limited Liability Company and Arreola Development LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20240604-0041538 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 04, 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 538 Wanda Drive, Nashville, TN 37210, 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 7th day of November, 2024.

BVH Properties LLC, a Tennessee Limited Liability Company

By: _____
Brian Hoang, Member

By: _____
Brandon Hoang, Member

Arreola Development LLC, a Tennessee Limited Liability Company

By: _____
Abraham Arreola, 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 Brian Hoang, Member and Brandon Hoang, 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 Members of BVH Properties 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 7th day of November, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

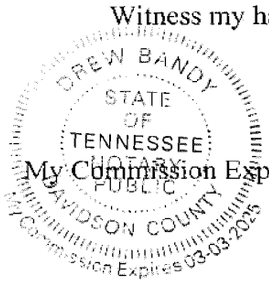
_____
Notary Public

My Commission Expires: 3·3·25

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 Abraham Arreola, 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 Arreola Development 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 7th day of November, 2024.



Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 7. 2024.

Affiant Signature

11th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

