WARRANTY DEED

Karen Johnson Davidson County
Batch# 1205259 DEEDWARR
11/14/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20241114-0088726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillips Builders, LLC	Same as New Owner	
(NAME)	(NAME)	102-04-0-109.00
2819 Bransford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BFH ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIPS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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. 1094 on the Plan of Charlotte Park, Section 19 of record in Plat Book 3600, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1094 fronts 82.0 feet on the northwesterly margin of Galaxie Drive and extends back 148.30 feet on the northwesterly line and 108.1 feet on the southeasterly line to a broken line in the rear, measuring 90.45 feet thereon.

Being the same property conveyed to Joseph L. Bay and wife, Minne F. Bay by Warranty Deed from Richard McHenry and wife, Peggy B. McHenry of record in Book 3942, page 819, Register's Office for Davidson County, Tennessee, dated October 04, 1965 and recorded on October 05, 1965.

Being the same property conveyed to Mrs. Minnie F. Bay, and Donna Faye Farrell by Warranty Deed from Joseph L. Bay of record in Book 4201, page 938, Register's Office for Davidson County, Tennessee, dated December 29, 1967 and recorded on December 29, 1967.

Being the same property conveyed to Minnie F. Bay, as life estate interest and Donald Wayne Farrell, as remainder interest by Quitclaim Deed from Minnie F. Bay and Donna Faye Farrell of record in Instrument No. 20021217-0154996 Register's Office for Davidson County, Tennessee, dated August 5, 1992 and recorded on December 17, 2002.

The said Donald Wayne Farrell having since died on April 14, 2023 thereby vesting title in Teresa Ramirez, his sole heir at law. See affidavit of heirship of record in Instrument No. 20241113-0088434, Register's Office for Davidson County, Tennessee.

JW2024-1252

Being the same property conveyed to BFH Enterprises, LLC, a Tennessee Limited Liability Company by warranty Deed of record in Instrument No. 20241113-0088435 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 603 Galaxie Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 8th day of November, 2024

BFH ENTERPRISES, LLC

BY: _____
DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BFH Enterprises, LLC.

Witness my hand and official seal this 8th day of November, 2024.

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

Commission expires:

_____
Notary Public

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JW2024-1252

202411140088726

Certificate of Authenticity

I, Dawnielle Hardwick, 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 8, 2024**.

Date

D Hardwick

Affiant Signature

November 13, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026