THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149319** Karen Johnson Davidson County Batch # 1207898 DEEDWARR 11/22/2024 10:05:01 AM 2 pgs Fees: $13.00 Taxes: $5,180.00 20241122-0091425	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2024. Notary Public My Commission Expires: VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: BFFC Holdings, LLC 1700 S. Rockingchair Road Paragould, AR 72450	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 09 0C 179.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barclay Adams, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BFFC Holdings, LLC, an Arkansas Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 1602, Parking Spaces 198 and 199, and Storage Locker #44 of TWELVE TWELVE, A CONDOMINIUM, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section.66-27-201, et seq. of the Tennessee Code. Annotated, under the Declaration of Condominium establishing TWELVE TWELVE of record in Instrument Number 20140718-0063781 and Amended in Instrument No. 20160614-0060193, and 20191230-0134559, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Barclay Adams, a single person, by Warranty Deed from Scott Kapnick and Katheleen Kapnick, husband and wife, of record in Instrument No. 20160603-0055998, in the Register's Office of Davidson County, Tennessee, dated June 01, 2016 and recorded on June 03, 2016.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TWELFTH AVENUE SOUTH AT DEMONBREUN STREET AND LAUREL STREET, as recorded in Instrument No. 20120216-0013756.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140718-0063781 and Amended in Instrument No. 20160614-0060193.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10965, Page 404, Book 11625, Page 252, Instrument Nos. 20020715-0084598, 20121227-0119217, 20130122-0006827, 20131231-0131305.

Easement recorded in Book 4318, Page 544.

Easement for Right of Way, recorded in Instrument No. 20140924-0087646.

Consent Judgement recorded in Book 4370, Page 916, Book 4395, Page 715, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1212 Laurel Street #1602 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2024.

Barclay Adams

STATE OF TEXAS)
COUNTY OF BEXAR)

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

Witness my hand, at office, this 20th day of November, 2024.

Notary Public
My Commission Expires: 06-12-2025

