WARRANTY DEED

Karen Johnson Davidson County
Batch# 1229956 DEEDWARR
01/24/2025 09:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20250124-0005576

File No. AD-24-8505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BMB Properties	SAME	
(NAME)	(NAME)	
944 Main Street		083-08-0-079.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gryphon Cobain Haddock, an unmarried individual**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BMB Properties, a Tennessee general partnership**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 109, as shown on the map entitled the Plan of Rosewood Heights, Section III, of record in Book 2133, 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 Stanley R. Haddock and wife, Margaret A. Haddock, by deed from Randall W. Estes and wife, Doris Adele Estes, of record in Book 6754, page 450, Register's Office for Davidson County, Tennessee.

Margaret A. Haddock having since died on December 30, 2014, leaving Stanley R. Haddock as the surviving tenant by the entirety.

Stanley R. Haddock having since died intestate on April 17, 2020, leaving Gryphon Cobain Haddock and Colleen Kelly Haddock as the heirs-at-law of Stanley R. Haddock. For further reference, see Affidavit of Heirship of record as Instrument No. _202501240005575____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gryphon Cobain Haddock by Executor's Deed from Gryphon Cobain Haddock, Executor of the Estate of Stanley Robert Haddock of record in Instrument No. 20200604-0057425, Register's Office for Davidson County, Tennessee, dated May 05, 2020 and recorded on June 04, 2020.

Being the same property conveyed to Gryphon Cobain Haddock an unmarried individual by Quitclaim Deed from Colleen Kelly Haddock, as heir-at-law to Stanley Robert Haddock of record in Instrument No. 20200604-0057426, Register's Office for Davidson County, Tennessee, dated May 05, 2020 and recorded on June 04, 2020.

This is property more commonly known as 1008 Potter Lane, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO:

(a) property taxes for the year 2025, which have been prorated between the parties as of the date of this instrument and assumed by Grantee, subject to a tax proration agreement;

(b) matters shown on the Plan of record in Book 2133, page 61, Register's Office for Davidson County, Tennessee; and

(c) any and all applicable governmental and/or zoning regulations.

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 effective as of the 24th day of January, 2025.

Gryphon Cobain Haddock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2025, before me personally appeared Gryphon Cobain Haddock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of January, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 January 24, 2025.

Affiant Signature

Date: 1/24, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of January, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

