Warranty Deed

Karen Johnson Davidson County Batch# 1239048 DEEDWARR 02/20/2025 03:10:30 PM 3 pgs Fees: $18.00 Taxes: $3,614.90 20250220-0012571	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $977,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this the 14th day of February, 2025. Notary Public My commission expires: 6/23/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rajib Jahan Mohammad Jahan	New Owner(s)	071-15-0-460.00
244 Hidden Lake Rd		
Hendersonville, TN 37075		

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, **GREENWOOD BAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAJIB JAHAN, MARRIED, AND MOHAMMAD JAHAN, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 parts of Lot Nos. 27 and 28 on the Map of Sharpe and Horn's First Addition of record in Book 57, Page 152, Register's Office for said County, and described as follows:

Beginning at a point in the West margin of North 4th Street; formerly Lischey Avenue, 45 feet North of Scott Avenue, being 5 feet South of the line between Lot Nos. 27 and 28, thence Westerly, parallel to the line between said lots, 117 feet, more or less, to a point in the East line of the property conveyed to Bessie Mai Walker by deed of record in Book 873, Page 185, said Register's Office; thence along Walker's Easterly line, Northerly 43 feet to Walker's Northeast corner, thence along Walker's North line Westerly 43 feet to the Easterly margin of an alley; thence with the margin of said alley Northerly 2 feet to a point which is 10 feet South of the line between Lot Nos. 28 and 29; thence Easterly, parallel with the line between said Lots, 160 feet, more or less, to the West margin of North 4th Street; thence with the margin of the same Southerly 45 feet to the point of beginning.

Being the same property conveyed to Magi Group LLC, a Tennessee limited liability company by Warranty deed from Eric D. Evans of record in Instrument No. 20171213-0126848 Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 13, 2017 and Scriveners Affidavit recorded on February 01, 2018 in Instrument No. 20180201-0010152.

Being the same property conveyed to Sean Lewis, a married man by Quitclaim deed from Magi Group LLC, a Tennessee limited liability company of record in Instrument No. 20180612-0056273 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 12, 2018.

Being the same property conveyed to Magi Group LLC, a Tennessee limited liability company by Quitclaim deed from Sean Lewis of record in Instrument No. 20201020-0122195 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 20, 2020.

Being the same property conveyed to Greenwood BAM, LLC, a Tennessee limited liability company by Warranty Deed from Magi Group, LLC, a Tennessee limited liability company of record in Instrument No. 20230920-0074069 Register's Office for Davidson County, Tennessee, dated September 15, 2023 and recorded on September 20, 2023.

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 1202 Lischey Avenue, Nashville, TN 37207, 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 14th day of February, 2025.

Greenwood BAM, LLC, a Tennessee Limited Liability Company

By: _____
Peter Matteson, Member

By: _____
Derrick Royer, 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 Peter Matteson and Derrick Royer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Greenwood BAM, LLC, a Tennessee Limited Liability Company, and that they, 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 14th day of February, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

Certificate of Authenticity

I, Linzie Hahn, 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 2/14/25.

Date

L Hahn

Affiant Signature

2/14/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 14th day of February, 20 25.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

