Karen Johnson Davidson County
Batch# 1244148 DEEDWARR
03/07/2025 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $3,404.00
20250307-0017168

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Cameron Kinser
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of March, 2025.

(Affix Seal) Notary Public

My Commission Expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

2025-02-2581

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Todd Fry 1411 Corder Drive, Nashville, TN 37206	T. Fry Companies, LLC, Attn: Todd Fry 1180 Breeze Way Boerne, TX 78006	Map/Parcel 072-16-3X-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BL & BW Investment Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd Fry, a married man,** hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of TwentyThree-Eight Sheridan Road a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for TwentyThree-Eight Sheridan Road, a Horizontal Property Regime with Private Elements, at Instrument No. 20231227-0099329 and amended in Instrument No. 20240308-0016370, in the Register' s Of\u64257?ce, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of the property.

Being a portion of the same property conveyed to JDuck, LLC, A Tennessee Limited Liability Company by Warranty Deed from Michael A. Tanner, unmarried of record in Instrument No. 20231109-0087727 Register's Office for Davidson County, Tennessee, dated November 9, 2023 and recorded on November 8, 2023.

Being the same property conveyed to BL and BW Investment Properties, LLC., a Tennessee Limited Liability Company by Warranty Deed from JDuck, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20240308-0016371 Register's Office for Davidson County, Tennessee, dated March 05, 2024 and recorded on March 08, 2024.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1411 Corder Drive, Nashville, TN 37206.

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 the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, 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.

Effective the 6 day March, 2025.

[The remainder of this page is left blank intentionally.
Signatures and notary acknowledgment appear on the following apge.]

BL & BW Investment Properties LLC, a Tennessee Limited Liability Company

By Bradley L. Langford, President
Bradley L. Langford, President

By Bonnie Ann Wheatcraft, Sec Treas.
Bonnie Ann Wheatcraft, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Hale McClellan of the state and county mentioned, personally appeared Bradley L. Langford, President of BL & BW Investment Properties, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Secretary/Treasurer of BL & BW Investment Properties LLC, the within named bargainor, a Limited Liability Company, and that such Bradley L. Langford, President of BL & BW Investment Properties LLC and as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Franklin TN, this 4th day of March, 2025.

Notary Signature

My commission expires:

Kathleen Hale McClellan
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County
My Comm. Expires 11/14/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Caroline Sevier Hale of the state and county mentioned, personally appeared Bonnie Ann Wheatcraft, Secretary/Treasurer of BL & BW Investment Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary/Treasurer of BL & BW Investment Properties LLC, the within named bargainor, a Limited Liability Company, and that Bonnie Ann Wheatcraft, Secretary/Treasurer of BL & BW Investment Properties LLC as such Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as such Secretary/Treasurer.

Witness my hand and seal, at office in Williamson Co. TN this 5 day of March, 2025.

Notary Signature

My commission expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 5, 2025.

Date

Affiant Signature

3/6/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of March, 2025.

Notary's Signature

My Commission Expires: Jan 31st 2026

Date

Notary's Seal

