Karen Johnson Davidson County
Batch# 1258376 DEEDWARR
04/14/2025 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250414-0027791

WARRANTY DEED

LB-MTH-25-7206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
BVH Properties, LLC	**Same as New Owner**	
(NAME)	(NAME)	**142-11-0-098.00**
5604 Montelle Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERNICE M. ADAMS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BVH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their 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 Lot No. 38 on the plan of the Valley West, Section II, of record in Book 3600, page 86, Register's Office for said County.

Said Lot No. 38 fronts 104.1 feet on the westerly margin of Birch Bark Drive and extends back 167.74 feet on the southerly line and 181.05 feet on the northerly line to a dead line in the rear, measuring 127.84 feet thereon.

Being the same property conveyed to Robert J. F. Adams and wife, Bernice M. Adams by Warranty Deed from Richard J. McIntyre and wife, Beth G. McIntyre of record in Book 7855, page 579, Register's Office for Davidson County, Tennessee, dated June 01, 1989 and recorded on June 02, 1989.

The said Robert J. F. Adams having since died on or about November 06, 2218, leaving his wife, Bernice M. Adams, as the surviving Tenant by the Entirety.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 86, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3833, Page 789, amended in Book 3838, Page 501 and Book 3843, Page 450, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7206 Birch Bark Drive, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8 DAY OF APRIL, 2025.

Bernice M. Adams by Melissa Cavanagh, her Co-Attorney-In-Fact
Bernice M. Adams by Melissa Cavanagh, her Co-Attorney-In-Fact

Bernice M Adams By Stephanie Adams, her Co-Attorney-in-fact.
Bernice M. Adams by Stephanie Adams, her Co-Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Cavanagh, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BERNICE M. ADAMS, and who acknowledgedthey executed the same as the free act and deed of the said BERNICE M. ADAMS.

Witness my hand and official seal, this the 8th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BERNICE M. ADAMS, and who acknowledgedthey executed the same as the free act and deed of the said BERNICE M. ADAMS.

Witness my hand and official seal, this the 8th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 April 8, 2025

Affiant Signature

April 8, 2025
Date

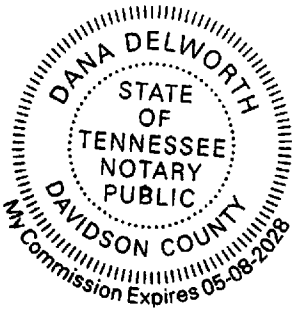
State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of April, 2025.

Notary's Signature

My Commission Expires: 05/08/28
Date



Notary's Seal (if on paper)