WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263452 DEEDWARR
04/23/2025 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20250423-0031220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$380,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 10TH DAY OF APRIL, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/23/28

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 380325

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
B & D Development Group, LLC 1021 31st Ave Nashville, TN 37209	New Owner	092 01 0 089.00

For and in consideration of the sum of Three Hundred Eighty Thousand And 0/100 ($380,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JACQUELINE RENEE CRUM, EXECUTOR AND SOLE HEIR OF THE ESTATE OF PATRICIA ELEANOR TOTTY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

B & D DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot Nos. 1 & 2 on the Plan of Long & Ashworth Subdivision in Midway, Block 24 & Part of 33, 40 & 41, of record in Book 57, page 116, in the Register's Office for Davidson County, Tennessee to which plan reference is thereby made for a more complete description thereof.

BEING the same property as conveyed to Maud P. Totty by Deed from Frank Webb and wife, Sallie Webb, dated June 15, 1926, recorded August 12, 1926, of record in Book 712, pages 769 and 770, in the Register's Office for Davidson County, Tennessee. The said Maud P. Totty died intestate on January 7, 1973, leaving said property to Patricia Eleanor Totty as sole heir as per Affidavit of Heirship of record in Book 9551, Page 900, in the Register's Office for Davidson County, Tennessee. The said Patricia Eleanor Totty having since died on December 10, 2023, and her estate being administered under Davidson County Probate Court Docket No. 24P69. The said Jacqueline Renee Crum individually as the sole heir at law and Administrator of the Estate of Patricia Eleanor Totty.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1021 31st Ave, Nashville, TN 37209.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ESTATE OF PATRICIA ELEANOR TOTTY to B & D DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 1021 31ST AVE, NASHVILLE, TN 37209.]

Witness our/my hand on the 10th day of April, 2025.

Estate of Patricia Eleanor Totty

By: Jacqueline Renee Crum
Its: Executor

Jacqueline Renee Crum
Sole Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Jacqueline Renee Crum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor and Sole Heir of the Estate of Patricia Eleanor Totty, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing as Executor and Sole Heir.

Witness my hand and official seal this 11th day of April, 2025.

Notary Public
My Commission Expires:

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2023

Certificate of Authenticity

I, Kimberly Hollingshead, 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 4/11/2025.

Kimberly Hollingshead, Esq.

4/11/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of April, 2024.

Notary Signature

My Commission Expires: 4/11/2025

ALEJANDRA HOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026