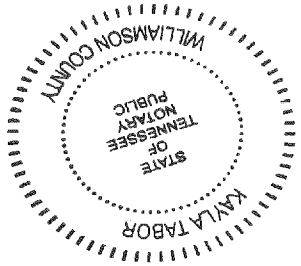
Karen Johnson Davidson County
Batch# 1269855 DEEDWARR
05/07/2025 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $5,994.00
20250507-0035697



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,620,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 5th day of May, 2025.

NOTARY PUBLIC

My commission expires: 3/28/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
The Greenwheat38 Trust	New owners	092-13-0-349.00
(NAME)	(NAME)	
3313 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bagwell Construction Co., LLC a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **The Greenwheat38 Trust**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 117, as shown on the map entitled Map of Hortense Place, of record in Book 161, page 167, 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 BAGWELL CONSTRUCTION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JML HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20230321-0020486, dated March 15, 2023, said Register's Office.

This property is __unimproved _X_improved property known as: 3313 Elkins Avenue, Nashville, TN 37209.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of May, 2025.

Bagwell Construction Co., LLC

BY: _____ MEMBER
Christopher Bagwell, Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Christopher Bagwell, 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 Managing Member of Bagwell Construction Co., LLC, the within named bargainor, a limited liability company, and that such Managing Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Bagwell Construction Co., LLC as Managing Member.

Witness my hand and official seal, this the 5th day of May, 2025.

_____
Notary Public
My Commission Expires:



Certificate of Authenticity

I, J. Trent Lehman, 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 5/5/25.

Date

Affiant Signature

5/6/25

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

