Karen Johnson Davidson County
Batch# 1271628 DEEDWARRSP
05/12/2025 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20250512-0036853

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
BCP 3rd Ave, LLC 5121 Maryland Way, Suite 300 Brentwood, TN 37027	BCP 3rd Ave, LLC 5121 Maryland Way, Suite 300 Brentwood, TN 37027	093–15–0–288.00 & 093-15-0-287.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William A. Shipp, Jr., Co-Executor and Thomas G. Connor, Sr., Co-Executor of the Estate of Helen Louise Kennedy** (Chancery Court for Williamson County, Tennessee, Case Number 24PR-14109), hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **BCP 3rd Ave, LLC**, a Tennessee limited liability company, the **GRANTEE** herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it, and the same is unencumbered except for the following:

1. Taxes and assessments for the year 2025 and subsequent years.
2. Matters as shown on Plan of record in Plan Book 1, Page 134, in the Chancery Court of Davidson County, Tennessee.

GRANTOR further covenants and binds itself, its heirs, successors and assigns, to

warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, in their capacity as Co-Executors of the Estate of Helen Louise Kennedy, but not otherwise.

Whenever 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 our hands this 7th day of May, 2025.

The Estate of Helen Louise Kennedy

By: _____

Name: William A. Shipp, Jr.

Title: Co-Executor

By: _____

Name: Thomas G. Connor, Sr.

Title: Co-Executor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, William A. Shipp, Jr., Co-Executor of the Estate of Helen Louise Kennedy, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Co-Executor.

WITNESS my hand and seal, at office in Brentwood Tennessee, this 7th day of May, 2025.

_____
Notary Public

My Commission Expires: 08/19/28

RUTH MEACHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 19, 2028

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, Thomas G. Connor, Sr., Co-Executor of the Estate of Helen Louise Kennedy, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Co-Executor.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 7th day of May, 2025.

Ruth Meacham
Notary Public

My Commission Expires: 08/19/28

RUTH MEACHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 19, 2028

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson RM 5.7.25

The actual consideration or value whichever is greater, for this transfer is $1,000,000.00.

T. S. Bassett
Affiant

Sworn to and subscribed before me this 7th day of May, 2025.

Ruth Meacham
Notary Public

My Commission Expires: 08/19/28

RUTH MEACHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 19, 2028

EXHIBIT A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I:

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 39 on Issac Paul's Elysian Grove Plan of Lots, as of record in Plan Book 1, Page 134, County Court for Davidson County, Tennessee.

Said part of Lot No. 39 fronts 40 feet on the Easterly side of Third Avenue South, formerly College Street, and runs back between parallel lines, with the Northerly margin of Cameron Avenue, 135 feet, more or less, to an alley.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 40 in Issac Paul's Elysian Grove Plan of Lots, which plan is of record in Plan Book 1, Page 134, of the Chancery Court at Nashville, Tennessee.

Said Lot No. 40 fronts 50 feet on the Easterly side of Third Avenue South (formerly College Street) and extends back easterly, between parallel lines, 138 feet, more or less, to an alley in the rear.

Being the same property conveyed to Helen Louise Kennedy, deceased, by Warranty Deed from Elm Hill Development Corporation, a Tennessee corporation, of record in Book 6755, Page 392, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 05/ 07 /2025 (date of document).

Bainbridge Dillion
Affiant Signature

05/07/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07th day of May, 2025.

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

