BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1272896
05/14/2025 09 09 19 AM
Fees $13 00 Taxes $3,145 00

Davidson County
DEEDWARR
2 pgs

20250514-0037833

M.R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KK Studio, LLC	New Owner	
(NAME)	(NAME)	115-07-0-079.00
2213 B Carter Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BB SOUTHERN HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KK STUDIO, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 326 on the Plan of West Meade Farms, Inc., Section "Z", as of record in Book 2083, page 109, Register's Office for said County, described as follows:

Beginning on the south margin of Davidson Road, at the corner of Lots Nos. 326 and 327; thence with said road South 87 degree 40 minutes East 133.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 40.3 feet to the west margin of Brook Hollow Road; thence with said road, South 276 feet to the corner of Lots Nos. 326 and 324; thence with the line between two lots, West 161.4 feet to the corner of Lots Nos. 326 and 327; thence with the line between said two lots, North 295.8 feet to the beginning.

Being the same property conveyed to Peter John Toth and wife, Patricia Jean Toth by Warranty Deed from William G. Stach, and wife, Leigh Ann Bertram, now being Leigh Ann Stach of record in Instrument No. 20021112-0139649 Register's Office for Davidson County, Tennessee, dated November 08, 2002 and recorded on November 12, 2002. Peter John Toth died on or about October 2, 2024, leaving Patricia Jean Toth the surviving tenant by the entirety.

Being the same property conveyed to Murphy Road Partners, LLC by Warranty Deed from Patricia Jean Toth, unmarried of record in Instrument No. 20250408-0026554 Register's Office for Davidson County, Tennessee, dated March 31, 2025 and recorded on April 08, 2025.

Being the same property conveyed to BB Southern Holdings, LLC by Quitclaim Deed of record in Instrument No. 20250514-0037832, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2025-649

unimproved
This is improved x property, known as 669 Brook Hollow Rd , Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of April, 2025

BB SOUTHERN HOLDINGS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BB Southern Holdings, LLC, and that he as such Authorized Agent of BB Southern Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BB Southern Holdings, LLC.

Witness my hand and official seal this 30th day of April, 2025.

Commission expires: 3/3/2026

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

M. L. Schodroski

Notary Public

JW2025-649