Karen Johnson Davidson County
Batch# 1274270 DEEDWARR
05/19/2025 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20250519-0038929

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $649,000.00.

Affiant

Subscribed and sworn to before me, this 16th **day of May, 2025.**

Notary Public
My commission expires: 7/6/2026

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES 07/06/2026

Address of New Owner:	Send Tax Bills to:	Tax Information
Greyson Ingle and Kevin Christian May	New Owner	147 01 0 165.00
313 Edgeview Drive Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BHRE, LLC,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Greyson Ingle, married,** hereinafter called the Grantees, their successors and assigns, a 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. 221 on the Plan of CALDWELL HALL, SECTION 1, REVISED as of record in Plat Book 2900, Pages 57, 58 and 59, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 221 fronts 86.17 feet on the Southwesterly side of Edgeview Drive and extends around a curve to the left 38.10 feet and runs 88 feet on the Southeasterly side of West Longdale Drive and runs back 150.8 feet on the Southwesterly line and 135.1 feet on the Southeasterly line to a point in the rear.

Being the same property conveyed to BHRE, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Phillip Daniel Hayes, married, of record in Instrument No. 20250221-0012974, in the Register's Office of Davidson County, Tennessee, dated February 18, 2025 and recorded on February 21, 2025.

Being the same property conveyed to Phillip Daniel Hayes, married, by Warranty Deed from Lisa Ann Riback, Executrix of the Estate of Richard Perez, deceased, of record in Instrument No. 20241031-0084631, in the Register's Office of Davidson County, Tennessee, dated October 28, 2024 and recorded on October 31, 2024.

This property is improved property known as 313 Edgeview Drive, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 16 day of May, 2025.

BHRE, LLC, a Tennessee Limited Liability Company

By:_____
Phillip Daniel Hayes, Sole Member

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County mentioned, personally appeared Phillip Daniel Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of BHRE, LLC, the within named Limited Liability Company, and that he executed the foregoing instrument for the purposes therein contained, by himself as Sole Member of BHRE, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 16 day of May, 2025.

_____
Notary Public
Commission expiration date: 09/07/26

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **5/16/2025** (date of document).

Affiant Signature

5/16/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **May**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

