Karen Johnson Davidson County
Batch# 1293117 DEEDWARR
07/02/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250702-0052426

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 30th day of June, 2025. April Sumrud Notary Public My commission expires: 12·19·2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David M. Silveira	Primis Mortgage Company	059-09-0-167.00
3300 Kings Lane	5535 Currituck Drive Suite 120	
Nashville, TN 37218	Wilmington, NC 28403	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BCWJW LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID M. SILVEIRA, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 233 on the Plan of Haynes Park Subdivision, Section 3 of record in Plat Book 4460, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 233 fronts 71 feet on the Northerly side of Kings Lane and runs back between lines 352.71 feet on the Easterly side and 357.41 feet on the Westerly side, to a line in the rear, on which it measures 103.70 feet thereon.

Being the same property conveyed to Onedajoy, LLC, a Florida Limited Liability Company by Warranty deed from W. Wright & Co., LLC of record in Instrument No. 20201020-0122327 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 20, 2020

Being the same property conveyed to Barbara C. Weiss, a married woman, his/her/heirs, successors and assigns by Quitclaim deed from Onedajoy, LLC, a Florida Limited Liability Company of record in Instrument No. 20210512-0063960 Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on May 12, 2021.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Barbara C. Weiss, a married woman of record in Instrument No. 20220310-0028001 Register's Office for Davidson County, Tennessee, dated February 16, 2022 and recorded on March 10, 2022.

Being the same property conveyed to BCWJW LLC, a Florida limited liability company by Quitclaim Deed from Music City Rental Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20230329-0022948 Register's Office for Davidson County, Tennessee, dated March 24, 2022 and recorded on March 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3300 Kings Lane, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2025.

BCWJW LLC, a Florida Limited Liability Company

By: _____
Barbara Crosara Weiss, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Crosara Weiss, 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 Managing Member of BCWJW LLC, a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

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

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

_____
Notary Public

My Commission Expires: 1-22-29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 30. 2025.

Affiant Signature

2nd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028