WARRANTY DEED

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Hill	Luminate Bank	042-11-0B-123.00
(NAME)	(NAME)	
156 Heritage Trace Drive	2523 South Wayzata Blvd, Ste 1000	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Minneapolis, MN 55405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 BKA Properties LLC, a Texas limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jessica Hill, a single woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 156, together with the appurtenant interest in the common elements of HERITAGE VILLAGE CONDOMINIUM, a horizontal property regime established by Master Deed, of record in Book 4758, Page 179, amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9256, Page 848; Book 9654, Page 906; Instrument Nos. 20031229-0183195 and 20040804-0093767, in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" was said in Book 6484, Page 287, to the aforementioned Master Deed.

Being the same property conveyed to Brian Samuel by Warranty Deed from Temco Land Company, Inc., a Missouri corporation, dated 12/08/1993, of record in Book 9179, Page 315, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shauna Elaine Wiley Samuel by Divorce Decree from Brian Samuel, dated 12/17/2024, of record in Instrument No. 20250117-0004126, as affected by amended Divorce Decree of record in Instrument No. 20250502-0034196, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BKA Properties, LLC, a Texas limited liability company by Warranty Deed from Shauna Elaine Wiley Samuel, dated 05/30/2025, of record in Instrument No. 20250603-0043677, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

Karen Johnson Davidson County
Batch# 1324754 DEEDWARR
09/22/2025 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20250922-0075591

unimproved ☐

This is improved ☒ 156 Heritage Trace Drive, Madison, TN 37115

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19th day of September, 2025.

BKA Properties LLC, a Texas limited liability company

By: _____

Authur Blackburn, Sole Member

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Arthur Blackburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Sole Member the within named bargainor, a Texas Limited Liability Company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Arthur Blackburn, as such Sole Member.

Witness my hand and Official seal this 19th day of September, 2025.

_____

Notary Public:

My Commission Expires: 2-21-28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

True Copy Certification

I, **Tonya Cherry,** 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 this the 19 day of September, 2025.

Affiant Signature
Date 9/19/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027