Karen Johnson Davidson County Batch# 1336454 DEEDWARR 10/21/2025 03:52:30 PM 3 pgs Fees: $18.00 Taxes: $808.45 20251021-0083932	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $218,500.00 Affiant Subscribed and sworn to before me, this 21 day of October, 2025. Notary Public My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
BB Project Management LLC		**052130B15700CO**
828 Chandler Grove		
Hermitage, TN 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

Monique Elliott, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BB Project Management LLC, a Wyoming Limited Liability Company

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:

Land in Davidson County, Tennessee, being Unit No. 195, Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Monique Elliott, by Warranty Deed from Victor Aldridge, dated October 1, 2004, of record in Instrument No. 20041014-0123994, in the Register's Office for Davidson County, Tennessee. Grantor hereby makes oath that the said property is not a marital property , therefore, no spouse enters into the execution of said instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3021 Penn Meade Way, Nashville, TN 37214.

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 in 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.

_____ Date: 10/21/2025
Monique Elliott

_____ Date: _____

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Monique Elliott, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 9-19 2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kristen Traini, 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 10-21-2025
Date

Affiant Signature

10-21-2025
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 21st day of October, 2025.

Notary's Signature
My Commission Expires: 9-19-2028

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER