Name and Address of New Owner:
BDD Enterprises, LLC
5006 32ND Avenue,
Hudsonville, MI 49426

Karen Johnson Davidson County
Batch# 1365040 DEEDWARR
01/05/2026 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20260105-0000222

Send Tax Bills To:
BDD Enterprises, LLC
5006 32ND Avenue,
Hudsonville, MI 49426

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4027

Map & Parcel No: **043-13-0-404.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth R. Greer, a married man, and Stanley H. Morris, Jr., a married man**, "the Grantors," have this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **BDD Enterprises, LLC, a Wyoming Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Real estate situated in Davidson County, Tennessee, described as follows:

Being Lot No. 2 of the re-subdivision of Lot No. 2 of the Forest Park Acreage Tracts as of record in Plat Book 8250, Page 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth R. Greer and Stanley H. Morris, Jr., tenants in common, by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument No. 19991209-0301718, Register's Office for Davidson County, Tennessee, dated December 7, 1999 and recorded on December 9, 1999.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property know as **235 Forest Park Road, Madison, Tennessee 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 17th day of December, 2025.

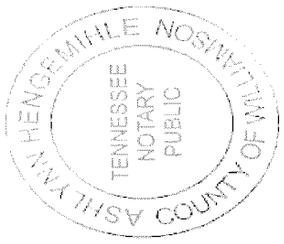
_____(SEAL)
Stanley H. Morris, Jr

_____(SEAL)
Kenneth Greer

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 Stanley H. Morris, Jr and Kenneth Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2025.



Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

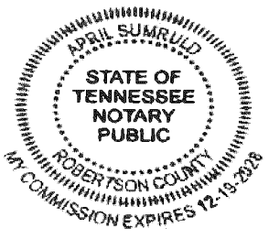
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 29 day of December, 2025.

_____
Notary Public
My commission expires: 12/19/28



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 December 26.

Affiant Signature

2nd day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2026

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