Karen Johnson Davidson County
Batch# 1371105 DEEDWARR
01/20/2026 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20260120-0004379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of January, 2026

Notary Public

My Commission Expires: 5/9/26

HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Affix Seal)

2025-12-3608

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Grizzell and Katelyn Grizzell 1311 Greenland Ave Nashville, TN 37216	~~NEW OWNER~~ Lending Hand Mortgage 510 Lentz Drive Madison, TN 37115	Map/Parcel 061 16 0J 002.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BL & BW Investment Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **David Grizzell and Katelyn Grizzell, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit 1311 Greenland on the Plan of 1312 Cardinal Avenue Homes, a Horizontal Property Regime, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240212-0009765, and Scrivener's Affidavit recorded in Instrument No. 20240228-0013724, as amended by that certain First Amendment of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20240731005794l Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to BL & BW Investment Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Barbara Anne Harris, a single woman of record in Instrument No. 20240731-0057942 Register's Office for Davidson County, Tennessee, dated July 29, 2024 and recorded on July 31, 2024.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year Zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1311 Greenland Ave. Nashville, TN 37216.

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 successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 16th day January, 2026.

BL & BW Investment Properties, LLC, a Limited Liability Company

By: Brad L Langford PRESIDENT
Brad L. Langford, President

By: Bonnie Ann Wheatcraft Sec/Tr
Bonnie Ann Wheatcraft, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Hale McClellan of the state and county mentioned, personally appeared Brad Langford and Bonnie Wheatcraft of BL & BW Investment Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Secretary/Treasurer of BL & BW Investment Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Brad Langford and Bonnie Wheatcraft of BL & BW Investment Properties, LLC as such President and Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President and Secretary/Treasurer .

Witness my hand and seal, at office in Franklin, TN this 16 day of January, 2026.

Notary Signature

Printed Name: Kathleen McClellan

My commission expires: 11-4-28



TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 January 16, 2026.

January 16, 2026

R. HOUSTON AKIN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 16 day of January, 2026.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026