Karen Johnson Davidson County
Batch# 1384985 DEEDWARR
02/24/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260224-0014660

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 01/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
37th Avenue LLC, a Tennessee Limited Liability Company	Same as New Owner	
(NAME) 3393 Thrift Pl	(NAME)	092-13-0-308.00
(ADDRESS) San Jose, CA 95148	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **BFH ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **37TH AVENUE LLC, A TENNESSEE 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:

A certain tract or parcel of land described in Davidson County, Tennessee, being the Northerly part of Lots No. 1, 2, & 3, on the plan of Charlotte Park Company's Second Addition, as of record in Book 57, Page 160 and 161, Register's Office for said County, being that part of Lot No. 80 on the Shields New West Nashville Plan, not included in the streets, said plan being of record in Book 57, Page 77, said Register's Office, described as follows:

Beginning at the Southwest corner of Elkins, formerly 2nd Avenue and 37th Avenue North, formerly Pilcher Street; thence with the Southerly margin of Elkins Avenue, Westwardly 131 feet more or less, to the Easterly margin of an alley shown on said Shields Plan; thence Southwardly with said alley 30 feet, more or less, to the Southwest corner of said Lot No. 80; thence with the Southerly line of said lots, Eastwardly 132.2 feet, more or less, to the Westerly margin of 37th Avenue North; thence with the Westerly margin of said Avenue, Northwardly 46 feet, more or less, to the beginning, being part of Block No. 23.

Being the same property conveyed to BFH Enterprises, LLC by Warranty Deed from Harry Miree of record in Instrument No. 20231025-0083490 Register's Office for Davidson County, Tennessee, dated September 27, 2023 and recorded on October 25, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-174

unimproved
This is improved x property, known as 315 37th Avenue North, Nashville, TN 37209

(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 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 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 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.

Witness my hand this 23rd day of February, 2026

BFH ENTERPRISES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of BFH Enterprises, LLC, and that he as such Authorized Agent of BFH Enterprises, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of BFH Enterprises, LLC.

Witness my hand and official seal this 23rd day of February, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 February 23, 2026

Affiant Signature

February 23, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23 day of February, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY