WARRANTY DEED

Karen Johnson Davidson County
Batch# 309385 DEEDWARR
11/01/2019 07:24:34 AM 2 pgs
Fees: $13.00 Taxes: $2,142.30

20191101-0112295

G-BHH-19-2021-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aryan Dawoodi	**United Wholesale Mortgage**	
(NAME)	(NAME)	**105-10-0T-004.00-CO**
2021 Beech Avenue #4	**1414 E. Maple Rd.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Troy, MI 48083**	
(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 consideration, the receipt of which is hereby acknowledged, **BEECH 4 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARYAN DAWOODI, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

K.

Land in Davidson County, Tennessee, being Unit 4, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Beech Place, a Townhouse Planned Unit Development of record as Instrument No. 20180713-0068140 and amended in Instrument No. 20180717-0069584 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beech 4 Holdings, LLC by Quitclaim deed from Beech Development, LLC, of record in Instrument No. 20190529-0050733 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 29, 2019. Being a portion of the same property conveyed to Beech Development, LLC, A Tennessee Limited Liability Company by Quitclaim deed from David C. Dorris, married of record in Instrument No. 20180717-0069585 Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on July 17, 2018. Being a portion of the same property conveyed to David C. Dorris by Quitclaim Deed of Consolidation from David C. Dorris of record in Instrument No. 20180713-0068139 Register's Office for Davidson County, Tennessee, dated July 12, 2018 and recorded on July 13, 2018. Being a portion of the same property conveyed to David Dorris by Warranty deed from Mark Nevers, an unmarried man of record in Instrument No. 20170605-0055802 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 05, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 130, Book 332, Page 151, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180713-0068140 and amended in Instrument No. 20180717-0069584, Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20180621-0059899, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180503-0042400, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2021 Beech Avenue #4, Nashville, Tennessee 37204**.

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), their heirs and 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), 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/our hand(s) this the 28th DAY OF OCTOBER, 2019.

Beech 4 Holdings, LLC

BY: _____
David Dorris
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID DORRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BEECH 4 HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of October, 2019.

_____
Notary Public
My Commission Expires: 11/8/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212