(2)

BOX 10-A

Karen Johnson Davidson County **Y DEED**
Batch# 469089 **DEEDWARR**
09/03/2020 09:50:54 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20200903-0100307

JM-SB-KWNH-20-2951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES 10-02-2023

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

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO PIKE, STE 300**
**NASHVILLE, TN 37215**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jennifer Lynn Beattie** | **NEW OWNER** | |
| (NAME) | (NAME) | **085-14-0B-006.00** |
| **2951 Jenry Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | | |
| (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, **BERTIN NONO, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER LYNN BEATTIE, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final plat of Donelson Downs of record in Plat at Instrument No. 20190221-0015852, 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 Bertin Nono, an unmarried man by Warranty deed from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20200205-0013244 Register's Office for Davidson County, Tennessee, dated February 03, 2020 and recorded on February 05, 2020.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Instrument No. 20190221-0015852, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20190423-0037390, Register's Office for Davidson County, Tennessee.
- Charter of Donelson Downs Owners Association, Inc. of record in Instrument No. 20190423-0037389, Register's Office for Davidson County, Tennessee.
- Easement(s) for Water Mains of record in Book 722, Page 303 and Book 722, Page 328, Register's Office for Davidson County, Tennessee.
- Restriction set out in Deed of record in Book 1102, Page 139, Register's Office for Davidson County, Tennessee.
- Easement(s) to the State of Tennessee of record in Book 4758, Page 444, Book 4764, Page 804 and Book 4828, Page 296, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4786, Page 795, Book 4786, Page 798, Book 5180, Page 988, Book 5182, Page 563 and Book 5275, Page 537, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication Easement for construction of Sanitary Sewers and/or Drainage Improvements or Water Mains of record in Book 8059, Page 492, Register's Office for Davidson County, Tennessee.
- Easement(s) to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20031203-0173516, Instrument No. 20031203-0173518, Instrument No. 20040109-0003634 and Instrument No. 20040109-0003644, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180418-0036711, 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: **2951 Jenry Drive, Nashville, Tennessee 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 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 2nd DAY OF SEPTEMBER, 2020.

Bertin Nono by PH

Bertin Nono
by Paul Hinman as Attorney-in-fact

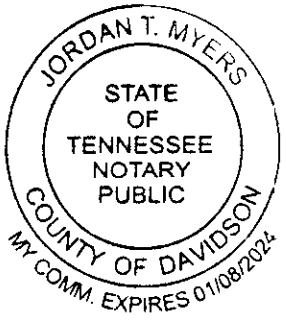
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BERTIN NONO, and who acknowledged he/she/they executed the same as the free act and deed of the said BERTIN NONO.

Witness my hand and official seal, this the 2nd of September, 2020.

Jordan T. Myers

Notary Public
My Commission Expires: _____
(SEAL)




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