WARRANTY DEED

Karen Johnson Davidson County
Batch# 594479 DEEDWARR
03/18/2021 09:24:30 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20210318-0035851

LEAH MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-21-2005-S

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer Huggett and Benjamin R. Johnson	New Owner	105 10 0O 002.00 CO
(NAME) 2005 Beech Ave. Nashville, TN 37204	(NAME)	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **GINA M. TURNER, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SPENCER HUGGETT, A MARRIED MAN AND BENJAMIN R. JOHNSON, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs 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 Unit No. 2, as shown as the plan of Beech Avenue Lofts, a horizontal property regime with private elements, having been established by the Declaration of Covenants, Conditions and Restrictions for Beech Avenue Lofts, of record in Instrument No. 20160519-0050358, as amended in Instrument No. 20171204-0123407 and Assignment of Developer's Rights recorded in Instrument No. 20180319-0025593, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Solar Windmill, LLC, a Tennessee limited liability company, by Warranty Deed from Beech Ave, LLC, dated November 20, 2017, recorded February 2, 2018, of record in Instrument No. 20180202-0010831, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Gina M. Turner, unmarried woman, by Quitclaim Deed from Solar Windmill, LLC, a Tennessee limited liability company, dated December 17, 2020, recorded December 22, 2020, in Instrument No. 20201222-0152477, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2005 Beech Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (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 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 12th day of March, 2021

Gina M Turner

Gina M. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2021, before me personally appeared Gina M. Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of March, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

True Copy Certification

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025