THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333967

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $259,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 607361 DEEDWARR
04/06/2021 11:07:41 AM 2 pgs
Fees: $13.00 Taxes: $958.30

20210406-0044814

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Three Beans, LLC 4487 Post Place, Unit 57 Nashville TN 37205	New Owner	Tax Parcel ID No. 103-15-0B-057.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jenny M. Nguyen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Three Beans, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 57, on the Horizontal Property Regime for Lion's Head Condominium, as recorded in the Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683 and as shown on plan of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JENNY M. NGUYEN, by deed from PATRICIA DRERUP-COTTER, of record in Instrument No. 20170505-0044862 , dated April 25, 2017 , said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 103-15-0B-057.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 82, said Register's Office.

Master Deed of record in Book 5340, page 70 and corrected in Book 5342, page 683, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office.

Easement of record in Book 3376, page 102, said Register's Office.

Right-of-Way Easement of record in Book 3969, page 788, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 2004016-0085277, said Register's Office.

Grant of Easement of record in Instrument No. 20150831-0087898, said Register's Office.

This is improved property located at 4487 Post Place, Unit 57 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2021.

Jenny M. Nguyen

STATE OF California)

COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jenny M. Nguyen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2021.

Notary Public

My Commission Expires: Oct 27, 2024

ASHKAN REZAEE-TARI
Notary Public - California
Los Angeles County
Commission # 2336516
My Comm. Expires Oct 27, 2024