Name and Address of New Owner:
Eastco Investors, LLC
2992,2994,2996 Belwood, 211 and 213 31st
Nashville, TN 37203

Send Tax Bills To:
Eastco Investors, LLC

Karen Johnson Davidson County
Batch# 607405 DEEDWARR
04/06/2021 11:46:30 AM 7 pgs
Fees: $38.00 Taxes: $16,206.00
20210406-0044876

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map and Parcel 104022G00400CO, Map and Parcel 104022G00300CO, Map and Parcel 104022G00200CO, Map and Parcel 104022G00500CO, Map and Parcel 104022G00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ross Schilling**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DDI Investments, LLC a Member of EASTCO INVESTORS, LLC**
Kyle Thomas Kite, Manager of DDI Investments, LLC
Andrew Brian Richards, Member of DDI Investments, LLC
, "the Grantee," the following described real estate in Davidson County, Tennessee:
Being Unit 4 of BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATTON OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20180926- 0095473, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 215 B 31st Ave N, set forth in Exhibit B of said Declaration for the location of the Units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20180926-0095473, in the Register's Office for Davidson

County, Tennessee, and being more particularly shown on the Plat of 215 B 31st Ave N, set forth in Exhibit B of said Declaration, said Register's Office.

Being the same property conveyed to ROSS SCHILLING, by virtue of a Warranty Deed from J2K Builders, LLC, dated October 31, 2017, and recorded in Instrument Number 20171130-0122116, in the Register's Office for Davidson County, Tennessee. Map and Parcel 104022G00400CO

Being Unit 3 of BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATTON OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20180926- 0095473, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 215 B 31st Ave N, set forth in Exhibit B of said Declaration for the location of the Units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20180926-0095473, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of 215 B 31st Ave N, set forth in Exhibit B of said Declaration, said Register's Office.

Being the same property conveyed to ROSS SCHILLING, by virtue of a Warranty Deed from J2K Builders, LLC, dated October 31, 2017, and recorded in Instrument Number 20171130-0122116, in the Register's Office for Davidson County, Tennessee. Map and Parcel 104022G00300CO

Being Unit 2 of BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATTON OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20180926- 0095473, in the Register's Office for Davidson County,

Tennessee. Reference is hereby made to the Plat of 215 B 31st Ave N, set forth in Exhibit B of said Declaration for the location of the Units described herein.

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Being the same property conveyed to ROSS SCHILLING, by virtue of a Warranty Deed from J2K Builders, LLC, dated October 31, 2017, and recorded in Instrument Number 20171130-0122116, in the Register's Office for Davidson County, Tennessee. Map and Parcel 104022G00200CO

Being Unit 5 of BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATTON OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20180926- 0095473, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 215 B 31st Ave N, set forth in Exhibit B of said Declaration for the location of the Units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20180926-0095473, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of 215 B 31st Ave N, set forth in Exhibit B of said Declaration, said Register's Office.

Being the same property conveyed to ROSS SCHILLING, by virtue of a Warranty Deed from J2K Builders, LLC, dated October 31, 2017, and recorded in Instrument Number 20171130-0122116, in the Register's Office for Davidson County, Tennessee. Map and Parcel 104022G00500CO

Being Unit 6 of BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATTON OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20180926- 0095473, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 215 B 31st Ave N, set forth in Exhibit B of said Declaration for the location of the Units described herein.

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TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of March, 2021.

(SEAL)
Ross Schilling by John A. Bell Jr, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2021, before me personally appeared John A. Bell Jr, as Attoryney in Fact for Ross Schilling and 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 as Attorney in Fact for Ross Schilling.

Witness my hand, at office, this 19th day of March, 2021.

Leah Moore

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

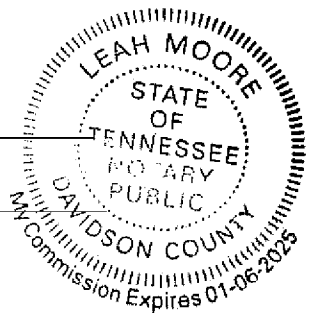
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
19th day of March, 2021.

Leah Moore
Notary Public
My commission expires:_____
File No. 2021-2336



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):

