Karen Johnson Davidson County
Batch# 628325 DEEDWARR
05/04/2021 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,838.75
20210504-0059601

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,037,500.00,.

Affiant

Subscribed and sworn to me on 04/30/21.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Japanese Maple, LLC 3826 Bedford Ave #303 Nashville, TN 37215	SAME AS NEW OWNER	117 14 0B 303.00.

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Farideh S. Beasley, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Japanese Maple, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 303 and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Schedule 5- Third Floor Plan to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Robert J. Beasley and wife, Farideh S. Beasley by Quitclaim Deed from Bedford Commons II General Partnership, a Tennessee general partnership, dated July 9, 2009 and recorded July 16, 2009 in Instrument No. 20090716-0066636, Register's Office for Davidson County, Tennessee.
>
> Robert J. Beasley having since died on or about 06/20/2019 leaving Farideh S. Beasley as surviving tenant by the entirety.

This is improved property known as 3826 Bedford Ave #303, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 04/30/2021.

Farideh S. Beasley

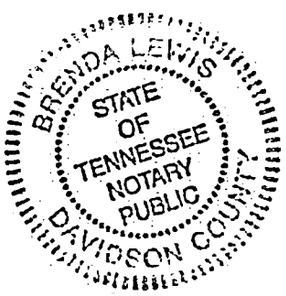
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/30/21, before me personally appeared Farideh S. Beasley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 04/30/21.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY