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

CRT File No. 210937707

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2021.

Notary Public
My Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 748917 DEEDWARR
11/03/2021 12:05:01 PM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20211103-0147149

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY M. CATHERINE CLEARMAN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Beuschel and Liz Beuschel 4035 General Bate Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132-01-0O-002.00 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, **Tatjana Paterno and Robert Paterno, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ryan Beuschel and Liz Beuschel, husband and wife**, ("Grantees"), their 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 B of General Bate Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for General Bate Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20130530 - 0054653, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of General Bate Cottage s, a Horizontal Property Regime with Private Elements contained in said Declaration , the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130530-0054653, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated here in and made a part hereof , the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to TATJANA PATERNO and ROBERT PATERNO, WIFE AND HUSBAND, by deed from JOHN PFEIFER AND WIFE, KAREN PFEIFER, of record in Instrument No. 20170620-0062088 , dated June 15, 2017 , said Register's Office.

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. 132-01-0O-002.00 CO.

Matters shown on the Plan of record in Plat Book 1424, page 98, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20130530-0054653 and amended in Instrument No. 20190604-0053311, said Register's Office.

This is improved property located at 4035 General Bate Drive Nashville TN 37204

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 1st day of November, 2021.

Tatjana Paterno by Robert Paterno, her Attorney-in-Fact

Robert Paterno

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Paterno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Tatjana Paterno and that she is authorized by Tatjana Paterno execute this instrument on her behalf.

Witness my hand, at office, this 1st day of November, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022