WARRANTY DEED

Karen Johnson Davidson County
Batch# 760021 **DEEDWARR**
11/23/2021 12:06:29 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20211123-0155463

JM-P-21-2020-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rosman, LLC	**NEW OWNER**	
(NAME)	(NAME)	**105-10-0A-205.00-CO**
8300 Sawyer Brown Road, Apt. S307		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DAVID RYAN LONG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSMAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain condominium located in Davidson County, Tennessee, being Unit No. B-3 of BeechTree Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing BeechTree Condominiums of record in Book 11174, Page 284, as amended in Book 11680, Page 193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, right; and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "E" to said Master Deed as amended; together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to David Ryan Long, unmarried by Quitclaim deed from David Rayn Long and David Michael Long of record in Instrument No. 20180906-0088307 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 06, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 332, Page 130, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee.
- Charter of BeechTree Condominiums Homeowner's Association of record in Book 11174, Page 326, in the Register's Office for Davidson County, Tennessee.
- By-Laws of BeechTree Condominium Owners' Association, Inc. appended as Exhibit "C" to the Master Deed of BeechTree Condominiums of record in Book 11174, Page 328 and Book 11163, page 16, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to City of Nashville as set forth in instrument of record in Book 3183, Page 65, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20041230-0155036, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record at Instrument No. 20090930-0090862, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2020 Beech Avenue, Unit #B3, Nashville, Tennessee 37204**.

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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(S), 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 the 19th DAY OF NOVEMBER, 2021.

David Ryan Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID RYAN LONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212