Karen Johnson Davidson County
Batch# 776659 DEEDWARRSP
12/20/2021 10:15:32 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20211220-0167709

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Hundred Thousand and no/100 Dollars ($400,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, on this 17 day of December, 2021.

Notary Public

My commission expires: 2-19-2024

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification Number:
Riddle Investment Services Trust #2 Attn: Jay Riddle, Trustee	New Owner	141030A20200CO
Unit 804 6666 Brookmont Terrace		
Nashville, TN 37205		

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 sufficiency of which is hereby acknowledged, **PSALMS 65 UNIT 1, LLC**, a Tennessee limited liability company, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Jay M. Riddle, Trustee of The Riddle Investment Services Trust Number Two, Dated December 1, 2016**, "Grantee", its beneficiaries, successors, and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by this reference.

This is improved property identified as **7980 Coley Davis Road, Unit 202, Building A, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its beneficiaries, successors, and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2) All matters appearing on the plats of record in Book 6900, page 421; Book 7900, page 3571 and Instrument Number 20031105-0162146, Register's Office of Davidson County, Tennessee.

3) Master Deed of Harpeth Springs Office Condominiums of record in Instrument Number 20031113-0165960; as amended in Instrument Numbers 20060512-0056169; 20080312-0024882; 20100419-0029226; 20170207-0012971; 20210407-0046299; 20210407-0046300 and as corrected by Scrivener's Affidavit in Instrument Number 20210610-0078590, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to said property, to the said Grantee, its beneficiaries, successors, and assigns, against the lawful claims and demands of all persons, claiming by, through or under said Grantor, but not otherwise.

[Remainder of this page is intentionally left blank, signature page to follow]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

WITNESS my hand on this the 16th day of December, 2021.

PSALMS 65 UNIT 1, LLC,
a Tennessee limited liability company

By: _____
Gregg Weston, Chief Manager

STATE OF Texas)
COUNTY OF Bexar)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregg Weston with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Chief Manager of the PSALMS 65 UNIT 1, LLC, a Tennessee limited liability company, the within named bargainor and that as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 16th day of December, 2021.

_____
NOTARY PUBLIC

Commission Expires: 2/24/2025

TERI M RIVAS
Notary ID #131018511
My Commission Expires
February 24, 2025

Exhibit A

Land in Davidson County, Tennessee, being Unit 202, Building A of the Harpeth Springs Office Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws, of record in Instrument No. 20031113-0165960, as amended in Instrument No. 20060512-0056169, in Instrument No. 20080312-0024882, in Instrument No. 20100419-0029226, in Instrument No. 20170207-0012971, in Instrument No. 20210407-0046299, and in Instrument No. 20210407-0046300, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Harpeth Springs Office Condominiums as shown on Exhibit "A" to the Master Deed, and Supplement and Amendment No. 3 to the Master Deed of Harpeth Springs Office Condominiums of record in Instrument No. 20100419-0029226, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being part of the same property conveyed to Psalms 65 Unit 1, LLC, a Tennessee limited liability company, by Warranty Deed from Coley Davis One, a Tennessee general partnership, of record in Instrument No. 20020627-0077499, in the Register's Office for Davidson County, Tennessee, dated June 20, 2002, and recorded on June 27, 2002.