THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** CP[illegible] Karen Johnson Davidson County Batch# 784854 **DEEDWARR** 01/05/2022 10:39:19 AM 2 pgs Fees: $13.00 Taxes: $6,097.60 20220105-0001897	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,648,000.00. Affiant Subscribed and sworn to before me, this 4th day of January, 2022. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Jim Jacobs 209 29th Avenue North, Ste.150 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-09-0K-900.00

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, **Beach River Capital, LLC, a Florida limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jim Jacobs**, ("Grantees"), their 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 Lot 2, as shown on the map entitled The O.I.C. Wimbledon Road Townhouses, of record as Instrument No. 20210622-0084248, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with that portion of the abandoned Hilldale Drive right-of-way as described in Metropolitan Government of Nashville and Davidson County Ordinance No. BL2007-1481, Office of the Circuit Court, Davidson County, Tennessee.

Being part of the same property conveyed to Beach River Capital, LLC, a Florida limited liability company, by Warranty Deed from Halloran Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20211001-0132255, dated September 29, 2021, and on recorded October 1,2021.

Being the same property conveyed to Halloran Investment Properties, LLC, A Tennessee limited liability company by Quitclaim Deed from 2811 Wimbledon Drive Estates, LLC, A Tennessee limited liability company, of record as Instrument No. 20210930-0131584, 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.

County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WIMBLEDON ROAD TOWNHOUSES, as recorded in Instrument No. 20210622-0084248.

Davidson County Ordinance No. BL2007-1481.

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 4th day of January, 2022.

Beach River Capital, LLC

Heather Willis

By: Heather Willis, Manager

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby)

Before me, the undersigned, of the State and County aforesaid, personally appeared Heather Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of Beach River Capital, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 4th day of January, 2022.

Nicole Powell

Notary Public
My Commission Expires: July 7, 2024

