Karen Johnson Davidson County
Batch# 804269 DEEDWARR
02/11/2022 10:53:01 AM 2 pgs
Fees: $13.00 Taxes: $1,679.80
20220211-0016007

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/25
(AFFIX SEAL)

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Shivers and Allison Shivers, husband and wife	New Owner	Parcel ID: 116-03-0M-108.00
(NAME) 108 Kenner Avenue	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Peter Baricev, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David A. Shivers and Allison C. Shivers, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 108, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record in Instrument No. 20081223-0122172 and amendment to Bylaws recorded in Instrument No. 20101207-0097450, 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 Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Victoria Ann Rambo, By Warranty Deed from AG/KRE Belle Meade L.L.C.,

a Delaware limited liability company, formerly known as A&M Capre Investors BP I-Belle Meade Condos, LLC, a Delaware limited liability company dated August 07, 2012 recorded August 14, 2012, of record as Instrument No. 20120814-0072498 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OfferPad(SPVBorrower1), LLC, a Delaware limited liability company, By Warranty Deed from Victoria Ann Rambo, a single woman dated April 21, 2021 recorded April 26, 2021, of record as Instrument No. 20210426-0054856 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Peter Baricev, an unmarried man, By Warranty Deed from OfferPad(SPVBorrower1), LLC, a Delaware limited liability company dated August 04, 2021 recorded August 05, 2021, of record as Instrument No. 20210805-0105392 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 108 Kenner Avenue, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 9th day of February, 2022

Peter Baricev

STATE OF Louisiana

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Peter Baricev, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of February, 2022.

Notary Public Kim S. Rogers

My Commission Expires: At my death

(SEAL)

KIM S. ROGERS NOTARY PUBLIC ID#13093 JEFFERSON PARISH, LA.