Karen Johnson Davidson County
Batch# 822123 DEEDWARR
03/14/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220314-0029530

WARRANTY DEED

State of Texas
COUNTY of Harris

THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $700,000.00.

Affiant

Subscribed and sworn to before me this 11th day of March, 2022.

Notary Public
My Commission expires:
(Affix Seal)

JEANNE LYNN BULNES
Notary Public, State of Texas
Comm. Expires 04-08-2025
Notary ID 125260457

THIS INSTRUMENT WAS PREPARED BY:
Weycer, Kaplan, Pulaski & Zuber, P.C., 24 Greenway Plaza Suite 2050, Houston, Texas 77046, Attn: Jonathan D. Salkin

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Becker Lakehouse, LLC	SAME	118-02-1B-001.00CO
4400 Post Oak Parkway, Suite 2140		
Houston, Texas 77027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ghost Investments, Inc., a Texas corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey, and confirm unto **Becker Lakehouse, LLC**, its heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. A as shown on Exhibit "B" of Dewees Estates, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20150416-0033960, as amended in Instrument Number 20150430-0038720, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to GHOST INVESTMENTS, INC., a Texas corporation from DEVELIN, LLC, a Tennessee limited liability company by Warranty Deed on May 06, 2016, of record in Instrument Number 20160506-0044877, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record, including the following:

- Taxes and assessments for the year 2022 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan as shown as an Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150416-0033960, as amended in Instrument No. 20150430-0038720, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, Register's Office for Davidson County, Tennessee.
- Charter of Dewees Estates Homeowner's Association, Inc., of record in Instrument No. 20150416-0033960, as amended in Instrument No. 20150430-0038720, Register's Office for Davidson County, Tennessee.

This is improved property known as: **839 - A Dewees Avenue, Nashville, TN 37204**

{BEC013/00001/2100703.DOCX;1/SM }

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same in unencumbered; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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 its hand this 2/18, 2022.

GHOST INVESTMENTS, INC., a Texas corporation

By Gary Becker, President

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gary Becker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president (or other officer authorized to execute the instrument) of Ghost Investments, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

Jeanne Lynn Bulnes My Commission Expires: 04/08/2025

NOTARY PUBLIC

JEANNE LYNN BULNES
Notary Public, State of Texas
Comm. Expires 04-08-2025
Notary ID 125260457

Certificate of Authenticity

I, **Jonathan D. Saikin** , do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **02/18/2022 .**

Name: **Jonathan D. Saikin**
Title: **Authorized Agent**
Date **02/18/2022**

STATE OF Texas §
COUNTY OF Harris §

Sworn to and subscribed before me on **02/18/2022.**

Notary Public: **Marlyn Trevino**
My Commission Expires: **03/25/2023**

