WARRANTY DEED

File #22093

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

MATTHEW CROWNING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Karen Johnson Davidson County
Batch# 832109 DEEDWARR
03/31/2022 08:57:47 AM 2 pgs
Fees: $13.00 Taxes: $1,050.80

20220331-0037234

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beacon Light Properties, LLC	NEW OWNER	-129-15-0A-116.00-CO
(NAME)	(NAME)	
465 Pittsburgh Rd		
(ADDRESS)	(ADDRESS)	
Butler, PA 16002		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ashley R. White, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beacon Light Properties, LLC, a North Carolina limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 116 of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 7091, page 302 amended in Instrument 200804240042111, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Reference is hereby made to the Plan of Belle Meade Highlands Condominiums as set forth in Exhibit A2 of said Master Deed for a more complete description of said unit.

Being the same property conveyed to Ashley R. White, unmarried by Warranty deed from Brenda Kirby, unmarried of record in Instrument No. 20180914-0091461 Register's Office for Davidson County, Tennessee, dated September 13, 2018 and recorded on September 14, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 21 Vaughns Gap Road Apt 116, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of March, 2022.

Ashley R. White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Ashley R. White, unmarried**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2022.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027