WARRANTY DEED

Karen Johnson Davidson County
Batch# 836064 DEEDWARR
04/07/2022 11:31:47 AM 3 pgs
Fees: $18.00 Taxes: $2,612.20
20220407-0040480

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $706,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beaverdam Investment Company, L. P.	New Owner	104 09 0H 007.00
(NAME) 2982 Tennessee 96, c/o Thomas W. Beasley	(NAME)	
(ADDRESS) Burns, TN 37029	(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edward Brooks Weller, II, a single man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Beaverdam Investment Company, L. P., a Tennessee Partnership** (the "**Grantee(s)**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit 201, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed, of record in Book 7380, Page 470 amended in Book 8708, Page 501, Book 11545, Page 870, Instrument Nos. 20000331-0032315, 20000403-0032872 and 20010614-0062797, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Edward B. Weller, II, a single man, by Warranty Deed from Erien M. Long, an unmarried man, of record in Instrument No. 20181024-0105546, in the Register's Office of Davidson County, Tennessee, dated October 23, 2018 and record in October 24, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for _____ and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other

easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is property located at 3626 West End Avenue, 201, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 5th day of April, 2022.

GRANTOR:

Edward Brooks Weller, II

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Edward Brooks Weller, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 6 day of April, 2022.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Unit 201, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed, of record in Book 7380, Page 470 amended in Book 8708, Page 501, Book 11545, Page 870, Instrument Nos. 20000331-0032315, 20000403-0032872 and 20010614-0062797, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

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Being the same property conveyed to Thomas W. Beasley, an unmarried man from Edward Brooks Weller, II, a single man, by Warranty Deed dated April 6, 2022, of record in Instrument No._____ Register's Office, Davidson County, Tennessee.