THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340169**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,310,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2022. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 836076 DEEDWARR
04/07/2022 11:39:40 AM 2 pgs
Fees: $13.00 Taxes: $4,847.00
20220407-0040495

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Buyer Accepted, LLC 300B 54th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 091-15-0I-002.00 CO

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, **Janice Ashley Baker and Jeffrey William Pave, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Buyer Accepted, LLC, a Delaware limited liability company**, ("Grantee"), its successors, 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 Unit No. 300B on the plan of 54 North Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 54 North Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150623-0059969, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JANICE ASHLEY BAKER and JEFFREY WILLIAM PAVE, WIFE AND HUSBAND, by deed from JESSICA PHILLIPS, of record in Instrument No. 20200713-0076494 , dated July 9, 2020 , 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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-15-0I-002.00 CO.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150623-0059969, said Register's Office.

This is improved property located at 300B 54th Avenue North Nashville TN 37209

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 5th day of April, 2022.

Janice Ashley Baker by Jeffrey William Pave, her Attorney-in-Fact

Jeffrey William Pave

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey William Pave, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Janice Ashley Baker and that she is authorized by Janice Ashley Baker to execute this instrument on her behalf.

Witness my hand, at office, this 5th day of April, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022