Karen Johnson Davidson County
Batch# 862046 DEEDWARR
05/24/2022 02:47:47 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220524-0060276

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62654
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Beachwalker 2022, LLC a Wyoming limited liability company 125 Evergreeen Lane Winnetka, IL 60093	NEW OWNER

TAX MAP PARCEL NUMBERS: 117070D00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shannon K. Barton and John W. Barton, III, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beachwalker 2022, LLC, a Wyoming limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9 of Park Green Condominiums, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 253, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Shannon Barton and John W. Barton, III, wife and husband, by Warranty Deed from Joshua Thomas Bautz, unmarried, dated June 4, 2018 and recorded June 5, 2018, of record in Inst. No. 20180605-0053879, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 253, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6247, page 872, amended in Book 6453, page 717, and Book 8430, page 364, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; and Charter of Park Green Homeowners Association of record in Book 6247, page 869, said Register's Office.

This is improved property, known as 122 Matthew Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2022.

Shannon K. Barton

John W. Barton, III

State of Tennessee

County of Davidson

On this 23rd day of May, 2022, before me the undersigned authority, personally appeared Shannon K. Barton and John W. Barton, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Sworn and subscribed before me this 23rd day of May, 2022.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary

My Commission Expires: _____