THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440846

Karen Johnson Davidson County
Batch# 870833 DEEDWARR
06/14/2022 09:54:09 AM 2 pgs
Fees: $13.00 Taxes: $4,844.60

20220614-0067366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,309,350.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2022.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John R. Veyhl and Elizabeth P. Veyhl 929 Clayton Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 05 0G 001.00

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, **Buyer Accepted, LLC, a Delaware limited liability compnay** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Veyhl and Elizabeth P. Veyhl, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 929A of Parkview Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Parkview Cottages, a Horizontal Property Regime, of record in Instrument Number 20110614-0045596, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Buyer Accepted, LLC, a Delaware limited liability company by Warranty Deed from Sherri R. Coates, Trustee of the Sherri R. Coates Trust, of record in Instrument No. 20220606-0064645, in the Register's Office of Davidson County, Tennessee, dated June 3, 2022 and recorded on June 6, 2022.

Being the same property conveyed to Sherri R. Coates, Trustee of the Sherri R. Coates Trust, by Quitclaim Deed from Sherri R. Coates, a single woman, of record in Instrument No. 20140423-0034208, in the Register's Office of Davidson County, Tennessee, dated April 18, 2014 and recorded on April 23, 2014.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110614-0045596.

This is improved property located at 929 Clayton Avenue Nashville TN 37204

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 10th day of June, 2022.

Buyer Accepted, LLC, a Delaware limited liability company

By: Miguel Villegas, Vice President

STATE OF Florida)
COUNTY OF Orange)

Before me, the undersigned, of the State and County aforesaid, personally appeared Miguel Villegas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Vice President of Buyer Accepted, LLC, a Delaware limited liability company, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 10th day of June, 2022.

Notary Public
My Commission Expires: March 17, 2023

STEVEN IRWIN SORKIN
Notary Public - State of Florida
Commission # GG 311191
My Comm. Expires Mar 17, 2023
Bonded through National Notary Assn.