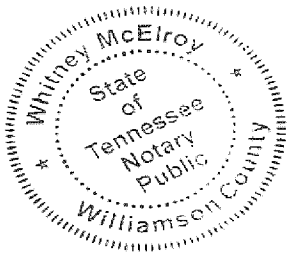
Karen Johnson Davidson County
Batch# 876022 DEEDQC
06/22/2022 04:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220622-0071484



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Taylor S Tra
Affiant

Subscribed and sworn to before me, this 9th day of June, 2022.

Notary Public

My commission expires: 06-02-25

THIS INSTRUMENT PREPARED BY:
Whitney Sport McElroy, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Twelve Twelve, LLC	SAME AS	093-09-0C-027.00-CO
608 Kensington Place	NEW OWNER	
Columbus, MS 39705		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John S. Beard

(hereinafter called the "Grantor"), do hereby quitclaim and convey unto,

Twelve Twelve LLC, a Mississippi limited liability company

(hereinafter called the "Grantee"), its heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 509 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water,

electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to John S. Beard by Warranty Deed from Elmore Investments of Mississippi, LLC, a Mississippi limited liability company of record in Instrument No. 20220503-0051364 Register's Office for Davidson County, Tennessee.

This is improved property known as **1212 Laurel Street Unit 509, Nashville, TN 37203.**

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 3rd day of June 2022.

John S. Beard

STATE OF Mississippi
COUNTY OF Lowndes

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, John S. Beard, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 8-17-2025

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 27272 KAREN H. BRYANT Commission Expires Aug. 17, 2025 LOWNDES COUNTY

Tennessee Certification of Electronic Document

I, Andrew Swope, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 3, 2022 (date of document).

Affiant Signature

June 16, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 16 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

