WARRANTY DEED

Karen Johnson Davidson County
Batch# 890724 DEEDWARR
07/19/2022 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20220719-0082444

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00

Tina R Frey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2022.

Sarah Ames
Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

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

File No.: 2022-GTE-222

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Todd Robert Falk and Amelia Jane Falk	Same as owner	130 05 0 143.00
(NAME) 124 Brookfield Avenue	(NAME)	
(ADDRESS) Nashville, TN 37205	(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, **Greg A. Betterton, Trustee of Brookfield Land Trust dated January 7, 2020** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Todd Robert Falk and Amelia Jane Falk, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Lot 11, 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E - L, as shown on plat of record in Plat Book 1130, Page 71 and 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Greg A. Betterton, Trustee of the Brookfield Land Trust, dated January 07, 2020, by Warranty Deed from Bryan Frist and Elizabeth Frist, husband and wife, of record in Instrument No. 20200121-0006698, in the Register's Office of Davidson County, Tennessee, dated January 15, 2020 and recorded on January 21, 2020.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 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, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 124 Brookfield Avenue, 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 14th day of July, 2022.

GRANTOR:

Brookfield Land Trust dated January 7, 2020

By: _____
Greg A. Betterton, Trustee

STATE OF FLORIDA)

COUNTY OF Minnesota)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Greg A. Betterton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of the Brookfield Land Trust, dated January 07, 2020, the within named bargainor, and that as such Greg A. Betterton, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trustee.

WITNESS my hand, at office, this 8th day of July, 2022.

_____
Notary Public

My Commission Expires: _____

SHARON L. HUNTER
MY COMMISSION # HH 109879
EXPIRES: May 10, 2025
Bonded Thru Notary Public Underwriters

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 July 14, 2022.

Signature
Date: July 14, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of July, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD