WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2022.

Notary Public

COMMISSION EXPIRES: _____

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 893615 DEEDWARR
07/25/2022 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20220725-0084926

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Halston Hayes Abbott	New Owners	106-13-3J-002-00
(NAME)	(NAME)	
3515 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brian Bequette, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Halston Hayes Abbott, an unmarried woman and Amy Celeste Abbott and Charles Cortez Abbott, III, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B (2097) of Homes at 327 Vivelle, a Horizontal Property Regime as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Homes at 327 Vivelle, a Horizontal Property Regime With Private Elements (a Planned Unit Development) pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20200420-0041379, corrected by Scrivener's Affidavit as Instrument No. 20201208-0142825, amended as Instrument No. 20220531-0062157, and corrected as Instrument No. 20220629-00758218, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being part of the same property conveyed to Brian Bequette, by Quitclaim Deed from Bayfront, LLC, a Tennessee limited liability company, filed for record on October 30, 2020 as Instrument No. 20201030-0127055, as corrected by Scrivener's Affidavits as instrument No. 20201208-0142826 and as Instrument No. 20210421-0053451, Register's Office for Davidson County, Tennessee.

This property is not a marital status property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2097 Whitney Avenue Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town)(State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of July, 2022.

Brian Bequette
By Robert L. Scruggs, Atty in Fact

Brian Bequette
By: Robert L. Scruggs, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON):

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Robert L. Scruggs t**o me known (or proved to me on the basis of satisfactory evidence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Brian Bequette,** and acknowledged that he executed the same as the free act and deed on behalf of **Brian Bequette.**

WITNESS my hand and seal this 21st day of July 2022.

Melody M. Jenkins
Notary Public
Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Certificate of Authenticity

I, Jameika Jones, 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 7/21/2022.

Date

Jameika Jones
Affiant Signature

7/25/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25th day of July, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)