THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-06-269
Parcel ID: 116 06 0 033.00

Karen Johnson Davidson County
Batch# 900591 DEEDWARR
08/08/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20220808-0090251

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Falk Family Partners III, LLC 102 Bonaventure Place Nashville, TN 37205	Same as Owner	Map/Parcel 116 06 0 033.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Denise Alper, a single woman and Sherri Alper, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Falk Family Partners III, LLC, a Tennessee Limited Liability Company**, ("Grantee") all of right, title and interest in and to that certain real property known as 102 Bonaventure Pl, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, being Lot No. 3 on the Plan of Bonaventure Place, as of record in Book 5200, Page 424 and 425; as revised in Plat Book 5200, Pages 448 and 449, Register's Offices for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Denise Alper and Sherri Alper as tenants in common, Trustee's by Quitclaim Deed from Phyllis R. Alper, Trustee of the Phyllis Rosenblum Alper 1992 Qualified Residence Trust Agreement, of record in Instrument No. 20060628-0077586, as Corrected in Instrument No. 20080305-0022203, in the Register's Office of Davidson County, Tennessee, dated June 28, 2006, and recorded on June 28, 2006.

Being the same property conveyed to Phyllis R. Alper, Trustee Under Trust agreement dated 1992, by Quitclaim Deed from Phyllis R. Alper, of record in Book 8800, Page 469 in the Register's Office of Davidson County, Tennessee, dated December 01, 1992, and recorded on December 01, 1992.

Being the same property conveyed to Phyllis R. Alper, by Quitclaim Deed from Benjamin J. Alper, M.D., of record in Book 8623, Page 901 in the Register's Office of Davidson County, Tennessee, dated May 04, 1992, and recorded on May 11, 1992.

Being the same property conveyed to Ben J. Alper, by Warranty Deed from Belle Meade Properties I, A Joint Venture Composed of Town Properties, Inc., and Union Financial Corporation, of record in Book 5908, Page 312 in the Register's Office of Davidson County, Tennessee, dated July 06, 1982, and recorded on July 08, 1982.

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(S), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of August, 2022.

Denise Alper
Denise Alper

Sherri Alper by Denise Alper, her Attorney-in-Fact
Sherri Alper by Denise Alper, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2022, before me personally appeared Denise Alper and Sherri Alper, by Denise Alper, her attorney-in-fact, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 2,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8 day of August, 2022.

Notary Public
My commission expires: 5/9/2026

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 August 8, 2022.

Signature
Date: August 8, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of August, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, 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