G#36224-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 915210 DEEDWARR
09/12/2022 10:09:30 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20220912-0101635

File #22-PA-0839-B-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Robert A. Weiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/16/24
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert A. Weiss	CapStar Bank	
(NAME)	(NAME)	**118 02 1B 002.00**
839 B Dewees Avenue	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GHOST INVESTMENTS INC., A TEXAS CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT A WEISS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 on the Plan of Dewees Estates, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for Dewees Estates, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20150416-0033960 and in Instrument No. 20150430-0038720, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Dewees Estates, shown on Exhibit "B" to the Declarations of record in Instrument No. 20150416-0033960 and in Instrument No. 20150430-0038720, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Ghost Investments, a Texas corporation, by Warranty Deed from Develin, LLC, a Tennessee limited liability company, of record in Instrument No. 20160506-0044861, in the Register's Office of Davidson County, Tennessee, dated May 04, 2016, and recorded on May 06, 2016.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kirkwood Heights, The W.T. Berry Estate, Section No. 5, as recorded in Plat Book 1130, Page(s) 22.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150416-0033960 and Instrument No. 20150430-0038720.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **839 B Dewees Avenue, Nashville, TN 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) ~~this the~~ 7 day of September, 2022.

Ghost Investments Inc., ~~a~~ Texas Corporation

By: _____
Gary D. Becker, ~~Sole Member~~

STATE OF TEXAS
COUNTY OF Harris

Before me, Jeanne Lynn Bulnes of the state and county mentioned, personally appeared Gary D. Becker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Ghost Investments, the within named bargainor, a Corporation, and that such Gary D. Becker as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Sole Member.

Witness my hand and seal, at office in Houston, this 7th day of September, 2022.

Jeanne Lynn Bulnes
Notary Signature

Printed Name: Jeanne Lynn Bulnes

My commission expires: 4/8/2025

JEANNE LYNN BULNES
Notary Public, State of Texas
Comm. Expires 04-08-2025
Notary ID 125260457

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204