WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

B-SH-22-295-209-JACKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 954740 **DEEDWARR**
12/22/2022 02:56:34 PM 2 pgs
Fees: $13.00 Taxes: $850.63
20221222-0132255

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ashleigh Jackson and Timothy Jackson	**Bank of America, N.A.**	
(NAME)	(NAME)	**119-03-0B-053.00-CO**
295 Plus Park Blvd #209	**TX2-979-01-02**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Fort Worth, TX 76155**	
(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, **DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEIGH JACKSON AND TIMOTHY JACKSON, WIFE AND HUSBAND,** 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 No. 209, Building 295, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Daymar Properties of Nashville, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Invest-X Corporation, a Tennessee corporation, of record in Instrument No. 20050302-0023019, Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 02, 2005. (Value of consideration shown in aforementioned Deed $2,700,000.00)

Being a portion of the same property conveyed to D.B. Perry Holdings, G.P., a Tennessee General Partnership by Quitclaim Deed from Daymar Properties of Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20131126-0121518, Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 26, 2013.

Being a portion of the same property conveyed to Eric M. Dill by Special Warranty Deed from D.B. Perry Holdings, G.P., a Tennessee General Partnership, of record in Instrument No. 20210727-0100539, Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021. (Value or consideration as shown in aforementioned Deed $2,200,000.00)

Being a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Eric M. Dill, dated May 31, 2022, recorded June 22, 2022, in Instrument No. 20220622-0071136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 4660, Page 109 and Book 5200, Page 482, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for 293 and 295 Park Plus Boulevard, establishing a Condominium being known as Bradford Flats Condominium, of record in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No.

20220815-0092382 and corrected in Instrument No. 20220901-0098691, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180730-0074077 with Supplement and Amendment to the Master Deed of Plus Park Commercial Condominiums, of record in Instrument No. 20210727-0100538, with Supplement, Amendment and Correction in Instrument No. 20220816-0092707, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20180730-0074076, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 6004, Page 571 and Book 8925, Page 977, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **295 Plus Park Blvd #209, Nashville, Tennessee 37217**.

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 21st DAY OF DECEMBER, 2022.

Dill Property Holdings, LLC, a Tennessee limited liability company

BY:_____
Rachel Wilson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RACHEL WILSON, 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 the AUTHORIZED AGENT of DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 21st of December, 2022.

Notary Public
My Commission Expires: 1-6-23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212