THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221243250

Karen Johnson Davidson County
Batch# 959035 DEEDWARR
01/09/2023 09:59:51 AM 2 pgs
Fees: $13.00 Taxes: $989.75



20230109-0001609

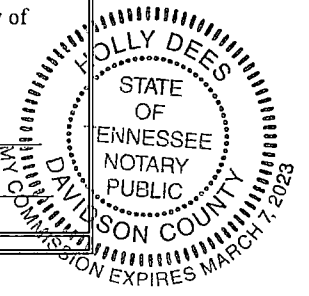
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $267,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of January, 2023.

Notary Public
My Commission Expires:



WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nichole Loy and Homer Alan Loy, Jr. 3440 Wiley Noland Road Sevierville, TN 37876	New Owner	Tax Parcel ID No. 094 12 0A 212.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beach River Capital, LLC, a Florida limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nichole Loy and Homer Alan Loy, Jr., husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 212, together with the appurtenant interest in the common elements of The Ontario, a condominium, a horizontal property regime established by Master Declaration, of record in Instrument No. 20211215-0165599, and Declaration for The Townhomes at Ontario recorded in Instrument No. 20211215-0165600 and Declaration for The Flats at Ontario recorded in Instrument No. 20211215-0165601, in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Declaration.

Being the same property conveyed to Beach River Capital, LLC, a Florida limited liability company, by Special Warranty Deed from Ontario Partners, Inc., a Tennessee corporation, of record in Instrument No. 20220916-0103395, in the Register's Office of Davidson County, Tennessee, dated September 15, 2022, and recorded on September 16, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Hills Industrial Park, as recorded in Instrument No. 20141124-0108053.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Ontario Condominium of record in Instrument No. 20211215-0165599, as amended by instrument(s) of record in and Declaration for The Townhomes at Ontario recorded in Instrument No. 20211215-0165600 and Declaration for The Flats at Ontario recorded in Instrument No. 20211215-0165601; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20160309-0022452 and 20200923-0108889.

Letter of Responsibility recorded in Instrument No. 20210608-0076795.

This is improved property located at 1540 Lebanon Pike #212 Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2022

Beach River Capital, LLC

Heather Willis

By: Heather Willis, Manager

STATE OF TENNESSEE)
COUNTY ~~OF DAVIDSON~~) Shelby

Before me, the undersigned, of the State and County aforesaid, personally appeared Heather Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of Beach River Capital, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 30 day of Dec, 2022

Lisa M Calvert

Notary Public

My Commission Expires: My Commission Expires February 02, 2026

LISA M. CALVERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY