WARRANTY DEED

Karen Johnson Davidson County
Batch# 964608 DEEDWARR
01/26/2023 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20230126-0005959

B-SH-22-295-205-LYNCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James T. Watkins-Lynch and Kaitlin Mylee Lynch	**The Home Loan Experts, LLC**	
(NAME) **600 12th Avenue South, #810**	(NAME) **1600 S. Brentwood Blvd, #700**	**119-03-0B-060.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **St. Louis, MO 63144**	
(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 **JAMES T. WATKINS-LYNCH, AN UNMARRIED MAN, AND KAITLIN MYLEE LYNCH, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 205, 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.

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.

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 of record in Instrument No. 20220622-0071136, Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 22, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4660, Page 109 and in 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.

• All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Plus Park Commercial Condominiums, of record in Instrument No. 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 Plus Park Commercial Condominiums Owners Association of record in Instrument Number 20180730-0074076, in the 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 #205, 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 25th DAY OF JANUARY, 2023.

Dill Property Holdings, LLC, a Tennessee limited liability company

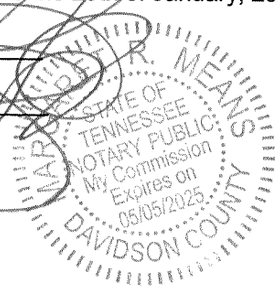
BY:_____
Rachel Wilson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 26, 2023

Affiant Signature

Date: 1/26/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 26, 2023

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM