WARRANTY DEED

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-CMC-23-1218-X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Jane Ann McCullough	**New Owner**	
(NAME)	(NAME)	
905 Travelers Court		**041-15-0A-005.00-CO** **041-15-0A-006.00-CO** **041-15-0A-009.00-CO** **041-15-0A-010.00-CO** **041-15-0A-011.00-CO** **041-15-0A-015.00-CO** **041-15-0A-016.00-CO** **041-15-0A-017.00-CO** **041-15-0A-018.00-CO** **041-15-0A-019.00-CO** **041-15-0A-020.00-CO** **041-15-0A-021.00-CO** **041-15-0A-022.00-CO** **041-15-0A-023.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **J. PATRICK KENNEDY AND PATRICIA A KENNEDY, HUSBAND AND WIFE AND GIMLI Ltd., GENERAL PARTNER, RASARA, LLC** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANE ANN MCCULLOUGH, A MARRIED WOMAN,** 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:

(1217 Ewing Cr):
Land in Davidson County, Tennessee being Unit No. 5 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1219 Ewing Cr):
Land in Davidson County, Tennessee being Unit No. 6 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Karen Johnson Davidson County
Batch# 968341 DEEDWARR
02/07/2023 11:38:22 AM 8 pgs
Fees: $43.00 Taxes: $1,998.00
20230207-0008873

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1222 Tuckahoe Dr):
Land in Davidson County, Tennessee being Unit No. 9 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1220 Tuckahoe Dr):
Being part of Lot 8 on the plan of Bellshire Terrace, Section one, Phase I, record in Plat book 6250, Page 132, and Designated Unit 10 of The Bellshire Terrace Condominiums, as Set out in the Master Deed ant By-Law of record in Book 6877, page 53 thru 85, said Register's Office, to Which reference is made for a more Complete Description.

Being a portion of the same property conveyed to D.W. McMackin Trustee by Quitclaim Deed from David W. Powell and MKC Enterprises, a Partnership composed of Howard L. Caughron and Marguerite Caughron and Howard L. Caughron and wife, Marguerite Caughron of record in Book 9382, page 927, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 20, 1994 and within the same deed the said D.W. McMackin , Trustee conveyed his interest in the subject property to Kenneth L. Dingler and Howard L. Caughron.

Being a portion of the same property conveyed to ST. Martin Properties One, L.L.C., its Successor and Assigns by Quitclaim deed from Kenneth L. Dingler and Howard L. Caughron of record in Book 11197, page 100 Register's Office for Davidson County, Tennessee, dated October 13, 1998 and recorded on November 09, 1998.

Being a portion of the same property conveyed to Kenneth I. Dingler by Quitclaim deed from St. Martin Properties One, LLC of record in Instrument No. 20030721-0102032 Register's Office for Davidson County, Tennessee, dated July 16, 2003 and recorded on July 21, 2003.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1301 Ewing Cr):
Being part of Lot 7 on the plan of Bellshire Terrace, Section one, Phase I, record in Plat book 6250, Page 132, and Designated Unit 11 of The Bellshire Terrace Condominiums, as Set out in the Master Deed ant By-Law of record in Book 6877, page 53 thru 85, said Register's Office, to Which reference is made for a more Complete Description.

Being the same property conveyed to Howard L. Caughron and wife, Marguerite Caughron by Warranty deed from LaVonda C. Scruggs, unmarried of record in Book 9338, page 922, Register's Office for Davidson County, Tennessee, dated March 31, 1994 and recorded on May 09, 1994.

Being a portion of the same property conveyed to D.W. McMackin Trustee by Quitclaim Deed from David W. Powell and MKC Enterprises, a Partnership composed of Howard L. Caughron and Marguerite Caughron and Howard L. Caughron and wife, Marguerite Caughron of record in Book 9382, page 927, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 20, 1994 and within the same deed the said D.W. McMackin , Trustee conveyed his interest in the subject property to Kenneth L. Dingler and Howard L. Caughron.

Being a portion of the same property conveyed to ST. Martin Properties One, L.L.C., its Successor and Assigns by Quitclaim deed from Kenneth L. Dingler and Howard L. Caughron of record in Book 11197, page 100 Register's Office for Davidson County, Tennessee, dated October 13, 1998 and recorded on November 09, 1998.

Being a portion of the same property conveyed to Kenneth I. Dingler by Quitclaim deed from St. Martin Properties One, LLC of record in Instrument No. 20030721-0102032 Register's Office for Davidson County, Tennessee, dated July 16, 2003 and recorded on July 21, 2003.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1309 Ewing Cr):
Land in Davidson County, Tennessee being Unit No. 15 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1311 Ewing Cr):
Land in Davidson County, Tennessee being Unit No. 16 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1314 Ewing Cr):
Being part of Lot 4 on the plan of Bellshire Terrace, Section one, Phase I, record in Plat book 6250, Page 132, and Designated Unit 17 of The Bellshire Terrace Condominiums, as Set out in the Master Deed ant By-Law of record in Book 6877, page 53 thru 85, said Register's Office, to Which reference is made for a more Complete Description.

Being the same property conveyed to Howard L. Caughron and wife, Marguerite Caughron by Warranty deed from Velosa Ann Collins, unmarried of record in Book 9382, page 921, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 20, 1994.

Being a portion of the same property conveyed to D.W. McMackin Trustee by Quitclaim Deed from David W. Powell and MKC Enterprises, a Partnership composed of Howard L. Caughron and Marguerite Caughron and Howard L. Caughron and wife, Marguerite Caughron of record in Book 9382, page 927, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 20, 1994 and within the same deed the said D.W. McMackin , Trustee conveyed his interest in the subject property to Kenneth L. Dingler and Howard L. Caughron.

Being a portion of the same property conveyed to ST. Martin Properties One, L.L.C., its Successor and Assigns by Quitclaim deed from Kenneth L. Dingler and Howard L. Caughron of record in Book 11197, page 100 Register's Office for Davidson County, Tennessee, dated October 13, 1998 and recorded on November 09, 1998.

Being a portion of the same property conveyed to Kenneth I. Dingler by Quitclaim deed from St. Martin Properties One, LLC of record in Instrument No. 20030721-0102032 Register's Office for Davidson County, Tennessee, dated July 16, 2003 and recorded on July 21, 2003.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1312 Ewing Cr):
Land in Davidson County, Tennessee being Unit No. 18 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1310 Ewing Cr):
Being part of Lot 3 on the plan of Bellshire Terrace, Section one, Phase I, record in Plat book 6250, Page 132, and Designated Unit 19 of The Bellshire Terrace Condominiums, as Set out in the Master Deed ant By-Law of record in Book 6877, page 53 thru 85, said Register's Office, to Which reference is made for a more Complete Description.

Being a portion of the same property conveyed to David W. Powell and MKC Enterprises, a Partnership composed of Howard L. Caughron and Maguerite Caughron by Warranty deed from Mid-South Bank & Trust Company of record in Book 8266, page 513 Register's Office for Davidson County, Tennessee, dated September 29, 1990 and recorded on December 31, 1990.

Being a portion of the same property conveyed to D.W. McMackin Trustee by Quitclaim Deed from David W. Powell and MKC Enterprises, a Partnership composed of Howard L. Caughron and Marguerite Caughron and Howard L. Caughron and wife, Marguerite Caughron of record in Book 9382, page 927, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 20, 1994 and within the same deed the said D.W. McMackin , Trustee conveyed his interest in the subject property to Kenneth L. Dingler and Howard L. Caughron.

Being a portion of the same property conveyed to ST. Martin Properties One, L.L.C., its Successor and Assigns by Quitclaim deed from Kenneth L. Dingler and Howard L. Caughron of record in Book 11197, page 100 Register's Office for Davidson County, Tennessee, dated October 13, 1998 and recorded on November 09, 1998.

Being a portion of the same property conveyed to Kenneth I. Dingler by Quitclaim deed from St. Martin Properties One, LLC of record in Instrument No. 20030721-0102032 Register's Office for Davidson County, Tennessee, dated July 16, 2003 and recorded on July 21, 2003.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1308 Ewing Cr):
Being part of Lot 3 on the plan of Bellshire Terrace, Section one, Phase I, record in Plat book 6250, Page 132, and Designated Unit 20 of The Bellshire Terrace Condominiums, as Set out in the Master Deed ant By-Law of record in Book 6877, page 53 thru 85, said Register's Office, to Which reference is made for a more Complete Description.

Being the same property conveyed to Howard L. Caughron and wife, Marguerite Caughron by Warranty deed from Daniel Marrison and wife, Katherine Davis Morrison of record in Book 9382, page 924, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 20, 1994.

Being a portion of the same property conveyed to D.W. McMackin Trustee by Quitclaim Deed from David W. Powell and MKC Enterprises, a Partnership composed of Howard L. Caughron and Marguerite Caughron and Howard L. Caughron and wife, Marguerite Caughron of record in Book 9382, page 927, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 20, 1994 and within the same deed the said D.W. McMackin , Trustee conveyed his interest in the subject property to Kenneth L. Dingler and Howard L. Caughron.

Being a portion of the same property conveyed to ST. Martin Properties One, L.L.C., its Successor and Assigns by Quitclaim deed from Kenneth L. Dingler and Howard L. Caughron of record in Book 11197, page 100 Register's Office for Davidson County, Tennessee, dated October 13, 1998 and recorded on November 09, 1998.

Being a portion of the same property conveyed to Kenneth I. Dingler by Quitclaim deed from St. Martin Properties One, LLC of record in Instrument No. 20030721-0102032 Register's Office for Davidson County, Tennessee, dated July 16, 2003 and recorded on July 21, 2003.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1306 Ewing Cr):
Land in Davidson County, Tennessee being Unit No. 21 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1304 Ewing Cr):
Being part of Lot 2 on the plan of Bellshire Terrace, Section one, Phase I, record in Plat book 6250, Page 132, and Designated Unit 22 of The Bellshire Terrace Condominiums, as Set out in the Master Deed ant By-Law of record in Book 6877, page 53 thru 85, said Register's Office, to Which reference is made for a more Complete Description.

Being the same property conveyed to Howard L. Caughron and wife, Marguerite Caughron by Warranty deed from William Jackson Covington, unmarried of record in Book 9338, page 919, Register's Office for Davidson County, Tennessee, dated March 31, 1994 and recorded on May 09, 1994.

Being a portion of the same property conveyed to D.W. McMackin Trustee by Quitclaim Deed from David W. Powell and MKC Enterprises, a Partnership composed of Howard L. Caughron and Marguerite Caughron and Howard L. Caughron and wife, Marguerite Caughron of record in Book 9382, page 927, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 20, 1994 and within the same deed the said D.W. McMackin , Trustee conveyed his interest in the subject property to Kenneth L. Dingler and Howard L. Caughron.

Being a portion of the same property conveyed to ST. Martin Properties One, L.L.C., its Successor and Assigns by Quitclaim deed from Kenneth L. Dingler and Howard L. Caughron of record in Book 11197, page 100 Register's Office for Davidson County, Tennessee, dated October 13, 1998 and recorded on November 09, 1998.

Being a portion of the same property conveyed to Kenneth I. Dingler by Quitclaim deed from St. Martin Properties One, LLC of record in Instrument No. 20030721-0102032 Register's Office for Davidson County, Tennessee, dated July 16, 2003 and recorded on July 21, 2003.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

(1214 Tuckahoe Dr):
Land in Davidson County, Tennessee being Unit No. 23 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

Quitclaim Deed of record in Instrument No. 20030926-0142898, Register's Office for Davidson County, Tennessee contained an error in the name of the Grantee. Deed of Correction dated January 31, **2023 filed simultaneously herewith of record in Instrument No.** 20230207-0008872, **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to:
• Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 6250, Page 132, Register's Office for Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellshire Terraceof record in Book 6877, Page 53 and the By-Laws appended thereto, of record in Book 6877, Page 75, Register's Office for Davidson County, Tennessee.
• Easements of record in Book 5584, Page 884, Book 6077, Page 488 and Book 6275, Page 707, in the Register's Office for Davidson County, Tennessee.
• A Deed of Trust by Kenneth L. Dingler and wife, Andrea E. Dingler, trustor, to Trste, Inc., a Virginia corporation, trustee, for the benefit of First Union National Bank of Tennessee, beneficiary, to secure a note in the original amount of $240,000.00 secured thereby, dated February 23, 1995, and recorded on February 28, 1995, of record in Book 9606, Page 499, Register's Office for Davidson County, Tennessee. (1218, 1216, 1217, 1219, 1221, 1223, 1311, 1309, 1312 Ewing Cr and 1222, 1214 Tuckahoe Dr)
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **Multiple Properties listed above on Ewing Cir and Tuckahoe Dr, Nashville, Tennessee 37207**.

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 31st DAY OF JANUARY, 2023.

Witness my/our hand(s) this the 31 DAY OF JANUARY, 2023.

J. Patrick Kennedy

Patricia A Kennedy

GIMLI, LTD, a California limited partnership
Rasara, LLC, general partner

By: Virginia Smith
Its: Manager

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. PATRICK KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2023.

Notary Public
My Commission Expires: July 3, 2024
(SEAL)

CLAUDIA PAEZ
Notary Public - California
Alameda County
Commission # 2329441
My Comm. Expires Jul 3, 2024

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA A KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2023.

Notary Public
My Commission Expires: July 3, 2024
(SEAL)

CLAUDIA PAEZ
Notary Public - California
Alameda County
Commission # 2329441
My Comm. Expires Jul 3, 2024

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, Notary Public in and for said County and State, Virginia Smith, Manager of Rasara, LLC, the General Partner of GIMLI, Ltd., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the Manager of Rasara, LLC, the General Partner of GIMLI, Ltd., the within named bargainor, a California limited partnership, and that she as such Manager of Rasara, LLC, the General Partner of GIMLI Ltd., executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 31st of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa }

On January 31, 2023 before me, Claudia Paez, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Virginia Smith,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CLAUDIA PAEZ
Notary Public - California
Alameda County
Commission # 2329441
My Comm. Expires Jul 3, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Claudia Paez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: — Number of Pages: 7
Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: Virginia Smith	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☑ Partner – ☐ Limited ☑ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☑ Other: manager	☐ Other:
Signer is Representing:	Signer is Representing:

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