Karen Johnson Davidson County
Batch# 970591 DEEDWARR
02/14/2023 10:26:30 AM 4 pgs
Fees: $23.00 Taxes: $3,015.50
20230214-0010630

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37510-01-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. Affiant Subscribed and sworn to before me this 13th day of February, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Bedford Holdings, LLC 1945 Scottsville Road, Suite B2, PMB 400 Bowling Green, KY 42104	**Send Tax Bills To:** **Bedford Holdings, LLC** 1945 Scottsville Road, Suite B2, PMB 400 Bowling Green, KY 42104	**Tax Information:** Map and Parcel No.: 117140B30200CO

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, **Glyna F. Aderhold, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bedford Holdings, LLC, a Kentucky limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3826 Bedford Avenue #302, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of February, 2023.

Glyna F. Aderhold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glyna F. Aderhold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2023.

Notary Public

My Commission Expires: 3/6/2024

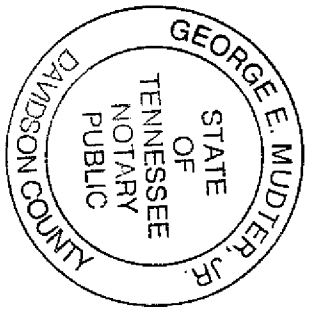


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 302 and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a Horizontal property regime Established by Master Deed of record in Instrument No. 20061027-0133507, as mended in Instrument No. 20120802-0068735 and Instrument No. 20150422-0035978, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Schedule 5-Third Floor Plan to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No. 20050929-0116962.

Being the same property conveyed to James D. Aderhold Jr. and wife, Glyna F. Aderhold by deed dated February 8, 2017 from Alton Ross Jr., unmarried of record in Instrument No. 20170208-0013442, Register's Office for Davidson County, Tennessee. James D. Aderhold Jr. having since died on January 26, 2021 leaving Glyna F. Aderhold as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2023 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Commons II Condominium, of record in Instrument No. 20061027-0133507, as mended in Instrument No. 20120802-0068735 and Instrument No. 20150422-0035978, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050406-0038094, Register's Office for Davidson County, Tennessee.
7. Easement for Permanent Cross Access/Joint Use Driveway recorded in Instrument No. 20050812-0095774, Register's Office for Davidson County, Tennessee.
8. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060309-0027620, Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement as set forth in Instrument No. 20040928-0116720, Register's Office for Davidson County, Tennessee.
10. Stormwater Quality Agreement as set forth in Instrument No. 20060309-0027609, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/13/23

GEORGE E. MUDTER, JR.
Dated 2/13/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/13/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

