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. 37509-01-2023** Karen Johnson Davidson County Batch# 972914 DEEDWARR 02/22/2023 10:26:30 AM 4 pgs Fees: $23.00 Taxes: $3,330.00 20230222-0012449	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me this 21st 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: Morgan Davis and Sandra Davis, Trustees 524 West Oceanfront Newport Beach, CA 92661	**Send Tax Bills To:** Morgan Davis and Sandra Davis, Trustees 524 West Oceanfront Newport, CA 92661	**Tax Information:** Map and Parcel No.: 117140B30400CO

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, **Seth D. Rainford, Trustee of The Eugene J. Heidt Declaration of Trust dated December 28, 2010**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan Davis and Sandra Davis, Trustees of the Davis Family Trust dated May 26, 2000**.("Grantees"), their successors, heirs 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 #304, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, 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 21st day of February, 2023.

Seth D. Rainford, Trustee

Seth D. Rainford, Trustee of The Eugene J. Heidt
Declaration of Trust dated December 28, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 21st day of February, 2023.

Notary Public

My Commission Expires: 3/4/24

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 304 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 Eugene J. Heidt, Trustee of The Eugene J. Heidt Declaration of Trust dated 5/20/2004 by deed dated June 24, 2021 from James A McCroskey and Elizabeth Anne Schuler, as tenants in common with right of survivorship, of record in Instrument No. 20210702-0089929, Register's Office for Davidson County, Tennessee as corrected by Scrivener's Affidavit recorded immediately prior hereto. The said Eugene J. Heidt having died on September 17, 2022. Pursuant to the provision of Article 7 of the Declaration of Trust, Seth D. Rainford succeeded to Trustee.

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, **Diane March,** do hereby make oath that I am a licensed attorney and/or 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 this the 21st day of February, 2023.

Affiant Signature
Date 02/21/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

