Karen Johnson Davidson County
Batch# 980314 DEEDWARR
03/14/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20230314-0018305

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243573**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2023. Notary Public My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Marcus Kerske and Renee French 526 West Marine Rd. Knoxville, TN 37920	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 094 12 0A216 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 **Marcus Kerske and Renee French, husband and wife**, ("Grantees"), theirheirs 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 216, 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. 20220916-0103410, 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 Instrument No. 20211215-0165600 and 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 #216 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 10th day of March, 2023.

Beach River Capital, LLC

Heather Willis

By: Heather Willis, Manager

STATE OF TN)
COUNTY OF Shelby)

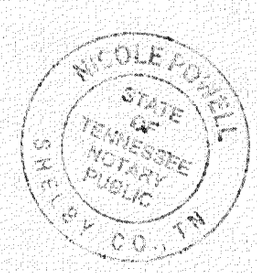
Before me, the undersigned, of the State and County aforesaid, personally appeared Heather Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of Beach River Capital, LLC, the within named bargainor, 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 10th day of March, 2023.

Nicole Powell

Notary Public

My Commission Expires: July 7, 2024



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 10th day of March, 2023.

Affiant Signature
Date 03/10/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON