Prepared by:
Record and Return To.
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $925,000

Affiant

Subscribed and sworn to me on 04/24/23

NOTARY PUBLIC
My Commission Expires

Karen Johnson Davidson County
Batch# 996843 DEEDWARR
04/27/2023 09:35:18 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20230427-0030964

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO.	MAP/PARCEL #
Dennis L Rauchet 2405 Chapman Dr #3 Nashville, TN 37206	New owner	083 11 0L 001 00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASG Investments LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Dennis L Rauchet, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1 of 2405 B Chapman Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2405 B Chapman Drive Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210830-0116460, as amended in Instrument No. 20230405-0024774, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being a part of the same property conveyed to ASG Investments, LLC by Quitclaim Deed from BA Developers, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211021-0141170 in the Register's Office of Davidson County, Tennessee, dated September 30, 2021 and recorded on October 21, 2021

Being a part of the same property conveyed to BA Developers, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from ASG Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210708-0091993 in the Register's Office of Davidson County, Tennessee, dated July 07, 2021 and recorded on July 08, 2021

Being a part of the same property conveyed to ASG Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Pamela A. Gilliam, an unmarried woman of record in Instrument No. 20210302-0026280 in the Register's Office of Davidson County, Tennessee, Dated February 26, 2021 and recorded on March 02, 2021

This is improved property known as 2405 Chapman Dr #3, Nashville, Tennessee 37206

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said

land to the said GRANTEE, his successors 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 hand this 04/24/23

ASG Investments LLC

By: Brenda Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brenda Lewis (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of ASG Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that she as such Authorized Agent of ASG Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent of ASG Investments, LLC.

Witness my hand and official seal on 04/24/23

NOTARY PUBLIC

My Commission Expires 9-7-26

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026