Karen Johnson Davidson County
Batch# 1007853 DEEDWARR
05/25/2023 01:19:30 PM 16 pgs
Fees: $83.00 Taxes: $24,050.00
20230525-0039563

This Instrument Was Prepared By:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	Send Tax Bills to	Tax Information:
Charlton Square, LLC 632 Adams Street Bowling Green, KY 42101	New Owner	Map: 104-11-01 Parcels: 1,2,3,4,5,6, 7,8,9,10,11,12,13,14, 15,16,17,18,19,20,21,22

WARRANTY DEED

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, **DAVID SIMMONS, DARE BAGWELL, TIDCO MANAGEMENT II, a Tennessee general partnership, TYNE MANAGEMENT, a Tennessee general partnership, and Carolyn A. Tidwell, Fletcher C. Tidwell, Anna Tidwell Woodcock and Stephanie Lawrence Gillmor, Co-Trustees of the H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **CHARLTON SQUARE, LLC, a Kentucky limited liability company,** ("Grantee"), its successor and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

These are improved properties known as 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036,2038, 2040, 2042, 2044 and 2046 Convent Place, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantee, their successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[signature on following page]

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of May, 2023.

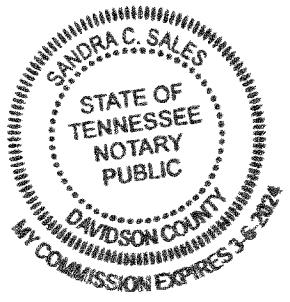
DAVID SIMMONS

STATE OF Tennessee
COUNTY OF Sumner

Before me, a Notary Public of the State and County aforesaid, personally appeared DAVID SIMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the within named bargainor, and that he, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name hereto.

WITNESS my hand, at office, this 19 day of May, 2023.

Sandra C Sales
Notary Public
My commission expires: 3-6-2024



IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of May, 2023.

Dare Bagwell
DARE BAGWELL

STATE OF Tennessee
COUNTY OF Sumner

Before me, a Notary Public of the State and County aforesaid, personally appeared DARE BAGWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the within named bargainor, and that he, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name hereto.

WITNESS my hand, at office, this 19 day of May, 2023.

Sandra C Sales
Notary Public
My commission expires: 3-6-2024

SANDRA C. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of May, 2023.

TIDCO MANAGEMENT II,
a Tennessee general partnership

By: M Tidwell
Name: Mike S. Tidwell
Title: Manager

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, Mike S Tidwell, a Notary Public in and for said County and State, the within named MIKE S. TIDWELL with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of TIDCO MANAGEMENT II, the within named bargainor, a Tennessee general partnership, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Manager

WITNESS my hand and official seal at office, this 19 day of May, 2023.

Sandra C Sales
Notary Public
My commission expires: 3-6-2024

SANDRA C. SALES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22 day of May, 2023.

TYNE MANAGEMENT,
a Tennessee general partnership

PARTNERS:

Fletcher C. Tidwell

Anna Katherine Woodcock

Stephanie Gillmor

H. STEVE TIDWELL GRANDCHILDREN'S IRREVOCABLE TRUST

By: Fletcher C. Tidwell, Trustee

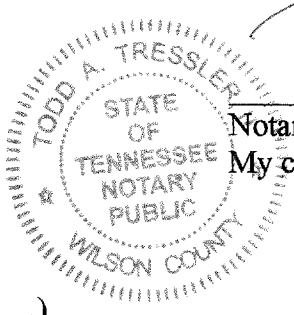
By: Anna Katherine Woodcock, Trustee

By: Stephanie L. Gillmor, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TODD A. TRESSLER, II, a Notary Public in and for said County and State, the within named FLETCHER C. TIDWELL with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Partner of TYNE MANAGEMENT, the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

WITNESS my hand and official seal at office, this 22nd day of May, 2023.

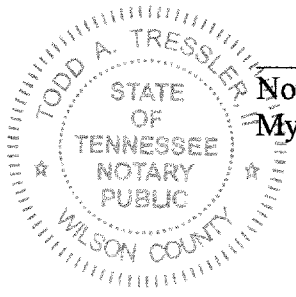


Notary Public
My commission expires: 5-21-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TODD A. TRESSLER, II, a Notary Public in and for said County and State, the within named ANNA KATHERINE WOODCOCK with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Partner of TYNE MANAGEMENT, the within named bargainor, a Tennessee general partnership, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as Partner.

WITNESS my hand and official seal at office, this 22nd day of May, 2023.



Notary Public
My commission expires: 5-21-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TODD A. TRESSLER, II, a Notary Public in and for said County and State, the within named STEPHANIE L. GILLMOR with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Partner of TYNE MANAGEMENT, the within named bargainor, a Tennessee general partnership, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as Partner.

WITNESS my hand and official seal at office, this 22nd day of May, 2023.

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 5-21-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TODD A. TRESSLER, II, a Notary Public in and for said County and State, the within named FLETCHER C. TIDWELL with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Trustee of the H. STEVE TIDWELL GRANDCHILDREN'S IRREVOCABLE TRUST, a Partner of TYNE MANAGEMENT, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at office, this 22 day of May, 2023.

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 5-21-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TODD A. TRESSLER, a Notary Public in and for said County and State, the within named ANNA KATHERINE WOODCOCK with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Trustee of the H. STEVE TIDWELL GRANDCHILDREN'S IRREVOCABLE TRUST, a Partner of TYNE MANAGEMENT, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal at office, this 22 day of May, 2023.

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 5-21-25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TODD A. TRESSLER, a Notary Public in and for said County and State, the within named STEPHANIE L. GILLMOR with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Trustee of the H. STEVE TIDWELL GRANDCHILDREN'S IRREVOCABLE TRUST, a Partner of TYNE MANAGEMENT, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal at office, this 22 day of May, 2023.

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 5-21-25

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22nd day of May, 2023.

H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018.

By: Fletcher C Tidwell

Name: Carolyn A. Tidwell by Fletcher C. Tidwell, her Attorney-in-Fact, pursuant to a General Power of Attorney dated September 26, 2018, recorded in Instrument no. 20230523-0038628

Title: Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Todd A. Tressler, a Notary Public in and for said County and State, the within named FLETCHER C. TIDWELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument on behalf of Carolyn A. Tidwell, Co-Trustee of H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Carolyn A. Tidwell, Co-Trustee.

WITNESS my hand and official seal at office, this 22nd day of May, 2023.

Notary Public

My commission expires: 5-21-25

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22nd day of May, 2023.

H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018.

By: Fletcher C. Tidwell

Name: Fletcher C. Tidwell
Title: Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TODD A. TRESSLER, II a Notary Public in and for said County and State, the within named Fletcher C. Tidwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Co-Trustee of H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018, the within named bargainor, that he as Co-Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 22nd day of May, 2023.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My commission expires: 5-21-25

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22nd day of May, 2023.

H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018.

By: Anna Woodcock
Name: Anna Tidwell Woodcock
Title: Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Todd A. Tressler, a Notary Public in and for said County and State, the within named Anna Tidwell Woodcock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Co-Trustee of H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018, the within named bargainor, that she as Co-Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 22 day of May, 2023.

Notary Public
My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22 day of May, 2023.

H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018.

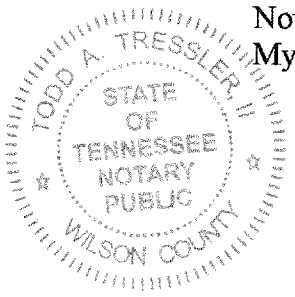
By: _____
Name: Stephanie Lawrence Gillmor
Title: Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Todd A. Tressler II, a Notary Public in and for said County and State, the within named Stephanie Lawrence Gillmor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Co-Trustee of H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018, the within named bargainor, that she as Co-Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 22 day of May, 2023.

_____
Notary Public
My commission expires: 5-21-25



STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Robertson)

The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00.

Patti Robertson
Affiant

Subscribed and sworn to before me,
this 23 day of May, 2023.

Notary Public
My Commission Expires: 02/24/2024

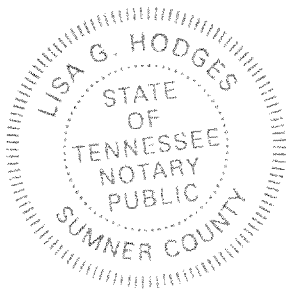


EXHIBIT A

PROPERTY DESCRIPTION

Situated in Davidson County, Tennessee, being Unit Nos. 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, and 2046, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "J" of that Declaration of Condominium for Charlton Square, a condominium, of record in Book 6464, Page 105, and Plat Record 6250, Page 372, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Simmons, Dare Bagwell, TIDCO Management II, Tyne Management and Carolyn A. Tidwell, Fletcher C. Tidwell, Anna Tidwell Woodcock and Stephanie Lawrence Gillmor, Co-Trustees of the H. Steve Tidwell Spousal Access Irrevocable Trust u/t/a dated September 26, 2018 by Quitclaim Deed dated April 20, 2023 and recorded on April 24, 2023 as Instrument Number 20230424-0029798, and corrected by Scriveners Affidavit recorded in Instrument No. 202305220038454, the Register's Office of Davidson County, Tennessee.

PERMITTED EXCEPTIONS

1. Taxes for 2023, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6464, Page 164 and Plat Book 6250, Page 372, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 Charlton Square of record in Book 6464, Page 105, Register's Office for Davidson County, Tennessee.

4. Easement to BellSouth Telecommunications of record in Book 10464, Page 89, in the Register's Office for Davidson County, Tennessee.

5. Restrictions and easement set out in Metro Ordinance No. 84-326 in regard to an abandoned, unnumbered alley.

6. Subject to rights of others in and to the common areas and/or elements.

7. Subject to all matters as shown on that certain ALTA/NSPS Land Title Survey by James G. Terry, RLS 2287, dated 04-27-2023, designated Job No. 2023-148 and any easements or rights-of-way associated therewith.

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 May 23, 2023 (date of document).

Patti Robitaille
Affiant Signature

Date: 5/24/23

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 24th day of May, 2023.

Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY