State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

WITNESS MY HAND AND OFFCIAL SEAL virtually at Lebanon, Tennessee, this 1st day of June, 2023

My commission expires **08/19/2023** /s/Tracey Lynne Brennan
NOTARY PUBLIC

Online Notary Expires. 08-19-2023

- Common Name TRACEY LYNNE BRENNAN
- Organization Name Tennessee
- Country Name US
- dnQualifier A01410D00000182DA75816900035C17

This instrument prepared by.
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1010904 **DEEDWARR**
06/02/2023 03 01 19 PM 4 pgs
Fees $23 00 Taxes $1,924 00

20230602-0041998

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
Colin Leslie Cox 14155 Magnolia Blvd., #305 Sherman Oaks, CA 91423	Same	043-09-0-163.00

THIS INDENTURE, made and entered into this **1st** day of **June, 2023**, by and between **Beacon Property Group, LLC**, a Tennessee Limited Liability Company, party of the first part, **Colin Leslie Cox**, an unmarried man, party of the second part,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Mount Juliet, County of Wilson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 31, Block C, as shown on the map entitled Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Beacon Property Group, LLC, by deed from Frances D. Bates, Married, of record in Instrument No. 20220321-0032285, dated February 28, 2022, said Register's Office.

This conveyance is made subject to all matters of record.

This is improved property known as 330 Cumberland Avenue, Madison, TN, 37115.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jason McDaniel, Member and Manager
Beacon Property Group, LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, virtually appeared **Jason McDaniel, Member and Manager, Beacon Property Group, LLC,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, upon oath and acknowledged that he executed the same for the purposes therein contained.

WITNESS MY HAND AND OFFCIAL SEAL virtually at Lebanon, Tennessee, this

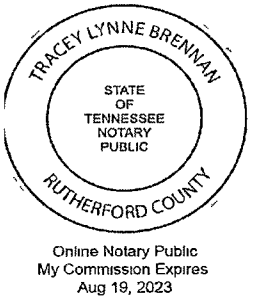
1st day of June, 2023.

My commission expires **08/19/2023.**

/s/ Tracey Lynne Brennan
NOTARY PUBLIC

Online Notary Expires: 08-19-2023

- Common Name· TRACEY LYNNE BRENNAN
- Organization Name Tennessee
- Country Name. US
- dnQualifier: A01410D00000182DA75816900035C17



Certificate of Authenticity

I, Mark Honeycutt, 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 6/1/2023.

Date

Affiant Signature

6/1/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of June, 2023.

Notary's Signature

My Commission Expires: 11/6/24
Date

Notary's Seal (if on paper)

