Karen Johnson Davidson County
Batch# 1021357 DEEDWARRSP
06/30/2023 01:43:30 PM 5 pgs
Fees: $28.00 Taxes: $4,995.00
20230630-0050237

SPECIAL WARRANTY DEED

FROM: JAN ABBY LIFF, TRUSTEE OF
THE JAN ABBY LIFF LIVING TRUST,
DATED OCTOBER 6, 1999

This instrument was prepared by:
Scott W. Fielding, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: BRIAN K. BABIAK & JANICE M. BABIAK,
CO-TRUSTEES OF THE BEYOND THE VILLE
TRUST, DATED NOVEMBER 18, 2020

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
BRIAN K. BABIAK & JANICE M. BABIAK, CO-TRUSTEES OF THE BEYOND THE VILLE TRUST, DATED NOVEMBER 18, 2020 1 Warwick Lane Nashville, Tennessee 37205	Same	104-14-0G-100.00-CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.

Affiant

Sworn to and subscribed before me, this 30 day of June, 2023.

Notary Public

My Commission Expires: 10/30/2024

MICHELE MAZZANTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAN ABBY LIFF, TRUSTEE OF THE JAN ABBY LIFF LIVING TRUST, DATED OCTOBER 6, 1999** (hereinafter called the "Seller"), has bargained and sold, and by these presents do transfer and convey unto **BRIAN K. BABIAK & JANICE M. BABIAK, CO-TRUSTEES OF THE BEYOND THE VILLE TRUST, DATED NOVEMBER 18, 2020** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in that certain tract of land in Davidson County,

Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and any improvements thereon.

This is unimproved property located at 2 Warwick Lane, Nashville, Tennessee 37205.

The Property is conveyed subject to the matters set forth on Exhibit B (the "Permitted Encumbrances") attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said Property to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by, through or under Seller (other than claims arising out of the Permitted Encumbrances), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 30th day of June, 2023.

SELLER: THE JAN ABBY LIFF LIVING TRUST DATED OCTOBER 6, 1999

By: Jan Abby Liff trustee
Jan Abby Liff, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jan Abby Liff, 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 Trustee of The Jan Abby Liff Living Trust, 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 seal at office in Nashville, Tennessee, this 30th day of June, 2023.

Notary Public

My Commission Expires: 7/7/2025

BEVERLY SEBASTIAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 07, 2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revised Final Plat of Whitworth Phase 01 B of record in Plat Book 7900, Page 415, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jan Abby Liff by Warranty Deed from Keith Perryman and Kimmy Lee Perryman of record in Book 9042, Page 506, in the Register's Office for Davidson County, Tennessee, dated July 29, 1993 and recorded on August 10, 1993.

Being the same property conveyed to Jan Abby Liff, Trustee of the Jan Abby Liff Living Trust dated October 06, 1999 by Quitclaim Deed from Jan Abby Liff of record in Book 11760, Page 867, in the Register's Office for Davidson County, Tennessee, dated November 24, 1999 and recorded on November 30, 1999.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Property that would be disclosed by an accurate and complete land survey of the Property.

2. Easements or claims of easements not shown by the Public Records.

3. Taxes for the year 2023, a lien not yet due and payable.

4. Subject to all matters shown or noted on the Plan of record in Plat Book 7900, Page 415, in the Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Book 8026, Page 305, amended in Book 8282, Page 45, Book 9778, Page 27 and Instrument Number 20020812-0097386, as Amended and Restated in Instrument Number 20100615-0046543 corrected by Scrivener's Affidavit in Instrument 20160919-0098409, and further amended in Instrument Number 20170720-0073719, in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. HOA Charter of record in Book 8090, Page 691, amended in Book 8283, Page 523, in the Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed of common areas to HOA of record in Book 9778, Page 29, in the Register's Office for Davidson County, Tennessee.

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

Certificate of Authenticity

I, Kinkra Spann, 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 06/30/2023.

Date

Affiant Signature

06/30/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of June, 20 23.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY