This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1032818 DEEDWARRSP
08/01/2023 08:05:30 AM 5 pgs
Fees: $28.00 Taxes: $8,695.00
20230801-0059077

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Horsepower, J.V. 4117 Hillsboro Pike, Suite 103-363 Nashville, Tennessee 37215	Same	117-14-0B-110.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRUMPS PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **HORSEPOWER, J.V.**, a Tennessee joint venture ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 3822 Bedford Avenue, Unit 110, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $2,350,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of July, 2023.

Notary Public

My Commission Expires: July 6, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 31st day of July, 2023.

GRANTOR:

TRUMPS PROPERTIES, LLC, a
Tennessee limited liability company

By: Earl D. Cox
Name: Earl D. Cox
Its: Sole member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Earl D. Cox, 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 Member of Trumps Properties, LLC, a Tennessee limited liability company, the within named bargainor ("Grantor"), and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself as the Member of Grantor.

Witness my hand and seal, at Office, as of the 31st day of July, 2023.

Notary Public

My Commission Expires: July 6, 2026

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 110 and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a Horizontal property regime Established by Master Deed of record in Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee, together with all rights associated therewith, including rights to common areas and the right to parking space(s) 25 and 26 as Limited Common Elements appurtenant to such Unit. Said Condominium Unit being located on that tract or parcel of land lying and being Lot No. 2 of the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Also conveyed herewith are all rights to parking space number(s) 20, 25, and 26 as limited common elements appurtenant to said Unit No. 110.

Being the same property conveyed to Trumps Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed from Bedford Commons II, LLC, a Tennessee limited liability company, of record in Instrument No. 20070320-0033708 Register's Office for Davidson County, Tennessee, dated March 16, 2007 and recorded on March 20, 2007.

And being the same property conveyed to Trumps Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Bedford Commons II, LLC, a Tennessee limited liability company, of record in Instrument No. 20120611-0050772, Register's Office for Davidson County, Tennessee, dated June 8, 2012 and recorded on June 11, 2012.

EXHIBIT B

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

2. All matters shown on the Plan of record in Plat Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Instrument No. 20050929-0116962, Register's Office of Davidson County, Tennessee.

4. All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bedford Commons II Condominiums of record in Instrument Number 20061027-0133507, Instrument No. 20120802-0068735 and Instrument No. 20150422-0035978, 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 Easements for Bedford Commons, of record in Instrument No. 20050406-0038094, Instrument No. 20050609-0066029, Instrument No. 20050621-0070753 and Instrument No. 20060831-0107993, Register's Office for Davidson County, Tennessee.

6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1181, Page 149, Register's Office for Davidson County, Tennessee.

7. Charter for Bedford Commons Association, Inc. of record in Instrument No. 20050411-0039751 and Instrument No. 20061101-0135853, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3914, Page 85, Book 3920, Page 863 and Instrument No. 20060309-0027620, in the Register's Office for Davidson County, Tennessee.

9. Stormwater Water Quality Agreement of record in Instrument No. 20060309-0027609, Instrument No. 20050711-0079574, in the Register's Office for Davidson County, Tennessee.

10. Permanent Cross Access/Joint Use Driveway Easement of record in Instrument No. 20050812-0095774 and Instrument No. 20050812-0095775, in the Register's Office for Davidson County, Tennessee.

11. Joint Access Agreement with Neighboring Property of record in Instrument No. 20050812-0095776, in the Register's Office for Davidson County, Tennessee.

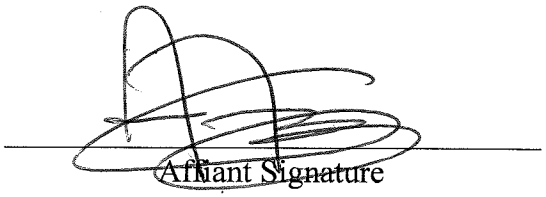
12. Stormwater Water Detention Agreement of record in Instrument No. 20040928-0116720, in the Register's Office for Davidson County, Tennessee.

13. Any and all zoning regulations, building restrictions, setback lines, if any, and easement and rights of way for public utilities applicable to this property.

14. Any deficiency in the description of the parking spaces referred to in Schedule A, the failure of said description to adequately identify the location of said (parking unit)(carport)(storage unit), or any claim thereof

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 July 31, 2023 (date of document).



Affiant Signature

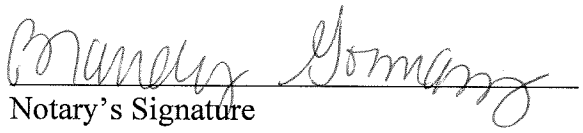
July 31, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of July, 2023.



Notary's Signature

My Commission Expires: 5-5-25

