Karen Johnson Davidson County
Batch# 1039370 DEEDWARR
08/17/2023 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,228.25
20230817-0064146

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $872,500.00. Affiant Subscribed and sworn to before me, this the 11th day of August, 2023. Notary Public My commission expires: 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Birchstone Short Term Rental Fund, LLC	New Owner(s)	092-10-0E-002.00-CO
2775 Harbour Pointe Court		
Sherrills Ford, NC 28673		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN JOSEPH DECKER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIRCHSTONE SHORT TERM RENTAL FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Clifton Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170127-009230, and being shown on Plat attached thereto as Exhibit "B" 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 Brian Decker, a married man, 50% interest and Christopher Kreidel, a married man, 50% interest by Warranty deed from Clifton Townhomes 618, LLC of record in Instrument No. 20200124-0008756 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 24, 2020.

Being the same property conveyed to Brian Joseph Decker by Quitclaim deed from Brian Decker, also known as Brian Joseph Decker, and Christopher Kreidel, a married man, of record in Instrument No. 20210203-0015663 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 3, 2021.

Being the same property conveyed to Brian Joseph Decker, a married man by General Warranty deed from Brian Joseph Decker, married to Allison Decker, of record in Instrument No. 20211109-0149775, Register's Office for Davidson County, Tennessee, dated October 6, 2021 and recorded on November 9, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

The address of the herein described property is believed to be 618 27th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of August, 2023.

Brian Joseph Decker

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Joseph Decker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of August, 2023.

WILLIAM MORWOOD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 623861
Expires April 30, 2026

Notary Public

My Commission Expires: 4/30/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 17, 2023 (date of document).

Affiant Signature

August 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023