Karen Johnson Davidson County
Batch# 1056841 DEEDWARR
10/03/2023 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20231003-0077765

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3825

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON etc

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Jenna R. Peden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of September, 2023

Carmen Coats
Notary Public

Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
1-3 A Beacon Street LLC 11 Willowdale Court Amesbury, MA 01913	New Owner	105-11-0D-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ethan T. Bryant, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1-3 A Beacon Street LLC, a Massachusetts Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being Unit No. 7, Southgate Townhomes as shown in the Declaration of Covenants, Conditions and Restrictions for 502 Southgate Townhomes of record in Instrument No. 20131218-0127998, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ethan T. Bryant, an unmarried man by Warranty deed from Linda M. Shepherd, Trustee of the Linda M. Shepherd Revocable Living Trust dated November 11, 2014 of record in Instrument No. 20171201-0122814 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017.

Ethan T. Bryant spouse never resided in subject property so therefor will not need to convey any and all marital rights they may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 502 Southgate Avenue #7, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Dated this the 29th day of September, 2023.

Ethan T Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of September, 2023, before me personally appeared Ethan T Bryant to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2023.

Notary Signature
My commission expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 September 29, 2023 (date of document).

Affiant Signature

October 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of October, 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