Karen Johnson Davidson County
Batch# 1066917 DEEDWARR
10/31/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20231031-0085240

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-4347

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of October, 2023

Notary Public

Commission Expires: 11/19/2025

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ana Navarro 9423 Darby Ct. Brentwood, TN 37027	New Owner	092-15-0A-300.00-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,

B and B Management Services, LLC, a Tennessee Limited Liability Company

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

Ana Navarro

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:

A condominium unit in Davidson County, Tennessee, being designated Unit Number 300 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, Page 72, and modified in Book 7232, Page 259, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B and B Management Services, LLC, a Tennessee limited liability company by Warranty Deed from Thomas G. Watson and wife, Jacqueline A. Watson of record in Instrument No. 20050502-0048714 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 2, 2005.

Being the same property conveyed to Randall S. Lee, a married person by Quitclaim Deed from B and B Management Services, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070516-0058597 Register's Office for Davidson County, Tennessee, dated May 14, 2007 and recorded on May 16, 2007.

Being the same property conveyed to B and B Management, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Randall S. Lee, a married person of record in Instrument No. 20071115-0133961 Register's Office for Davidson County, Tennessee, dated November 9, 2007 and recorded on November 15, 2007.

Being the same property conveyed to Randall S. Lee and Monika K. Lee, Husband and Wife by Quitclaim Deed from B and B Management Services, LLC of record in Instrument No. 20120618-0053096 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 18, 2012.

Being the same property conveyed to B and B Management Services, LLC, a Tennessee

Limited Liability Company by Quitclaim Deed from Randall S. Lee and Monika K Lee, Husband and Wife of record in Instrument No. 20130128-0008756 Register's Office for Davidson County, Tennessee, dated January 28, 2013 and recorded on January 28, 2013.

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: 2325 Elliston Place, 300, 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 30th day of October, 2023.

B and B Management Services, LLC, a Tennessee Limited Liability Company

By: The Lee Family Trust dated December 21, 1999, Member

By: Monika K Lee, trustee
Monika K. Lee, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared, Monika K. Lee, Trustee of The Lee Family Trust dated December 21, 1999, 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 Lee Family Trust dated December 21, 1999, the Member of B and B Management Services, LLC, the within named bargainor, a Tenneseee Limited Liability Company, and that such Monika K. Lee, Trusee of The Lee Family Trust dated December 21, 1999, Member of B and B Management Services, LLC, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as its Trustee.

Witness my hand and official seal this 30th day of October, 2023.

Notary Signature

My commission expires: 2/17/27



Certificate of Authenticity

I, Joshua A. Terry, 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 10/30/2023.

Affiant Signature – Joshua A. Terry

10/31/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/31/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27