WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. AD-24-6318

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin T. Maynard	Benjamin T. Maynard	
(NAME)	(NAME)	
201 Donelson Hills Drive	201 Donelson Hills Drive	084-13-0-023-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **IBEW Relocations Holdings LLC, a Deleware Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin T. Maynard, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 98 on the Plan of Donelson Hills of record in Plat Book 2331, Page 22, 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 R. Adams and wife Erin L. Adams by Warranty deed from Robert Steven Petty and wife, and Nadine G. Petty by and through Jenny Oswalt Attorney-in-Fact as to a 1/2 undivided interest and Mitchell Weld by and through Jenny Oswalt Attorney-in-Fact, to a 1/2 undivided interest, of record in Instrument No. 20080918-0095317, Register's Office for Davidson County, Tennessee, dated July 28, 2008 and recorded on September 18, 2008.

Being the same property conveyed to Ibew Relocations Holdings LLC, a Delaware Limited Liability Company by Warranty Deed from Brian R. Adams and wife, Erin I. Adams of record in Instrument No. 20230126-0006051 Register's Office for Davidson County, Tennessee, dated January 25, 2023 and recorded on January 26, 2023.

This is property more commonly known as 201 Donelson Hills Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in

Karen Johnson Davidson County
Batch# 1126074 DEEDWARR
04/23/2024 11:09:30 AM 2 pgs
Fees: $13.00 Taxes: $1,500.35
20240423-0029137

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.

Witness my/our hand this 18 day of April, 2024.

IBEW Relocations Holdings LLC, a
Delaware Limited Liability Company

By: Mike Knox
Mike Knox, President

DISTRICT OF COLUMBIA

Before me, Brianna Stubenrauch of the state and county mentioned, personally appeared Mike Knox, President of IBEW Relocations Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of IBEW Relocations Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Mike Knox, President of IBEW Relocations Holdings LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in DC, this 18th day of April, 2024.

Brianna Stubenrauch
Notary Signature

Printed Name: Brianna Stubenrauch

My commission expires: 01/01/2027

BRIANNA STUBENRAUCH NOTARY PUBLIC MY COMMISSION EXPIRES 1/1/2027 DISTRICT OF COLUMBIA

Certificate of Authenticity

I, Adde Dilworth, 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 April 18, 2024.

Date

Affiant Signature

April 18, 2024
Date

State of Tennessee

AD-24

County of Davidson

Sworn to and subscribed before me this 18 day of April, 20 24.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025