Karen Johnson Davidson County
Batch# 1131131 DEEDWARR
05/06/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20240506-0032860

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447518**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2024. Notary Public My Commission Expires: 09/02/24

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner: BT Abbottsford, LLC. 2205 Hobbs Road Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 13 0B 039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynn B. Terry, Trustee of The Terry Family Trust, dated September 6, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BT Abbottsford, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 714 on the Plan of Phase One of Abbottsford A Planned Unit Development, of record in Plat Book 6250, Pages 419-421, Amendment recorded in Book 6578, Page 302; Book 6638, Page 361; Book 6771, Page 683 and Surveyors Certificate of Correction recorded in Book 6800, Page 164, Register's Office for said county, to which plan and all amendments thereto as they appear of record in said Register's Office, reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Richard B. Terry and Lynn B. Terry, Co-Trustees of The Terry Family Trust, dated September 16, 2021, by Quitclaim Deed from Richard B. Terry and wife, Lynn B. Terry, of record in Instrument No. 20210917-0125434, in the Register's Office of Davidson County, Tennessee, dated September 16, 2021 and recorded on September 17, 2021.

Being the same property conveyed to Richard B. Terry and wife, Lynn B. Terry, by Warranty Deed from Lynn M. Ware and husband, Don H. Ware, of record in Book 10079, Page 809, in the Register's Office of Davidson County, Tennessee, dated May 28, 1996 and recorded on June 07, 1996.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One of Abbottsford A Planned Unit Development, as recorded in Plat Book 6250, Page(s) 419, Amendment recorded in Book 6578, Page 302; Book 6638, Page

361; Book 6771, Page 683 and Surveyors Certificate of Correction recorded in Book 6800, Page 164.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Subdivision Plat of the Frank R. Leu Property, as recorded in Plat Book 6250, Page(s) 418.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303; Amendments recorded in Book 8106, Page 1; Book 8627, Page 254; Book 9381, Page 876; Book 10458, Page 810; Instrument No. 20010330-0030930; Instrument No. 20131218-0127945; Instrument No. 20131218-0127946; Instrument No. 20131218-0127949; Instrument No. 20150511-0042928; Instrument No. 20160523-0051264; Instrument No. 20160523-0051265; Instrument No. 20160523-0051266 and Supplemental Declaration recroded in Instrument No. 20010502-0045152 and rerecorded in Instrument No. 20010514-0049648.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177 and Amendment recorded in Book 6530, Page 242.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6555, Page 328.

Parking Rules recorded in Instrument No. 20140307-0019563.

Leasing Rules recorded in Instrument No. 20140408-0029142.

This is improved property located at 714 Overton Park Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2024.

The Terry Family Trust, dated September 6, 2021

Lynn B Terry, Trustee

By: Lynn B. Terry, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynn B. Terry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Terry Family Trust, dated September 6, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of April, 2024.

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 30, 2024** (date of document).

Affiant Signature

May 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25