Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of June, 2024.

(Affix Seal) Notary Public

My Commission Expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1148416
06/18/2024 11:12:50 AM
Fees: $13.00 Taxes: $2,590.00

Davidson County
DEEDWARR
2 pgs

20240618-0045765

SE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dawn M. Borromeo Beaulieu and Courtney C. Jenrath 1121 Villa Pl Nashville, TN 37212	OWNER	Map/Parcel 105-01-3Y-005.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edgehill Village Townhomes LLC, a Tennessee Limited Liability**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Dawn M. Borromeo Beaulieu, married, and Courtney C. Jenrath, married, as tenants in common**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 1121 on the Plan of Edgehill Village Townhomes, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230629-0049824, 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 a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Quitclaim Deed from EVI Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20210921-0126762 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 21, 2021.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Special Warranty Deed from Felicia Bass and John Bass, wife and husband of record in Instrument No. 20210924-0128618 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 24, 2021.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Quitclaim Deed from Edgehill Village Townhomes, LLC, a Tennessee limited liability company of record in Instrument No. 20210927-0129448 Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on September 27, 2021.

This conveyance is subject to the following: Davidson County property taxes for 2024 and subsequent years a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1121 Villa Place, Nashville, TN 37212.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 11 day June, 2024.

Edgehill Village Townhomes LLC, a Tennessee Limited Liability Company

By: _____
W. McClain Towery, Authorized Representative

STATE OF IDAHO

COUNTY OF KOOTENAI

Before me, Mardel Thomas of the state and county mentioned, personally appeared W. McClain Towery, Authorized Representative of Edgehill Village Townhomes 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 Authorized Representative of Edgehill Village Townhomes LLC, the within named bargainor, a Limited Liability Company, and that such W. McClain Towery, Authorized Representative of Edgehill Village Townhomes LLC as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in Coeur d'Alene Idaho, this 11 day of June, 2024.

Mardel Thomas
Notary Signature

MARDEL THOMAS
COMMISSION NO. 55323
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/04/2027

My commission expires: 11-07-2027