WARRANTY DEED

Karen Johnson Davidson County
Batch# 1149879 DEEDWARR
06/24/2024 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20240624-0046949

File #24-TC-3225-PARK

(SEAL)
JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 11/2/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hedra Bestawr	**Capital Fund I, LLC**	
(NAME)	(NAME)	
1105 Marchand Dr.	**14555 North Scottsdale Road, Suite 200**	**150-11-0-035**
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	**Scottsdale, AZ 85254**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged.

JARED ANDREW DENHAM, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HEDRA BESTAWR, A SINGLE MAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 132 on the Plan of TOWNE VILLAGE OF THE COUNTRY, SECTION TWO, as of record in Book 5200, Page 176-177, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared Andrew Denham, by Warranty Deed from Terry Thomas, unmarried of record in Instrument No. 20180911-0089878, in the Register's Office of Davidson County, Tennessee, dated September 06, 2018, and recorded on September 11, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNE VILLAGE OF THE COUNTRY, SECTION TWO, as recorded in Plat Book 5200, Page(s) 176-177.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5456, Page 511.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3225 Towne Village Road, Antioch, TN 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st day of June, 2024.

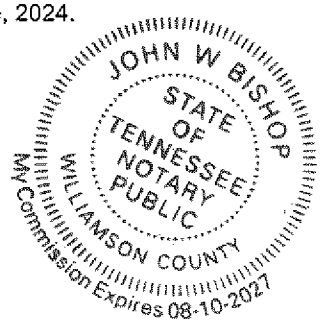
Jared Andrew Denham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2024, before me personally appeared Jared Andrew Denham, 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 21st day of June, 2024.

Notary Signature
My commission expires:



Certification of Recorded Documents

I, Tameika Jones, 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 June 21, 2024.

(AFFIANT) – Tameika Jones

06/21/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of June, 2024.

My commission expires: 11/2/28

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY