WARRANTY DEED

Karen Johnson
Batch # 1162198
07/25/2024 10:32:40 AM
Fees: $13.00 Taxes: $3,959.00

Davidson County
DEEDWARR
2 pgs

20240725-0056259

MJ-SKYLINE-24-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Baptist World Two, LLC	**NEW OWNER**	
(NAME)	(NAME)	**071141I01000CO**
512 Walden Drive		
(ADDRESS)	(ADDRESS)	
Beverly Hills, CA 90210		
(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, **1311 BWC PARTNERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAPTIST WORLD TWO, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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 situated in Davidson County, Tennessee, being Unit 10, as established in Declaration of Covenants, Conditions and Restrictions for Skyline Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220329-0036276, as amended in Instrument No. 20220621-0070097, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Skyline Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220329-0036276, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to JMR Investments, LLC by Warranty deed from Paul Edward Kimbrough, married and Clara Howser, married of record in Instrument No. 20201125-0138165 Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on November 25, 2020.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC, by Quitclaim Deed from CW Building Group, LLC, of record in Instrument No. 20201211-0146077, Register's Office of Davidson County, Tennessee, dated and recorded December 11, 2020.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim deed from CW Building Group, LLC, of record in Instrument No. 20220124-0008794, Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim deed from WB Capital, LLC, of record in Instrument No. 20220124-0008795 Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim deed from JMR Investments, LLC of record in Instrument No. 20220124-0008796 Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022.

Being a portion of the same property conveyed to 1311 BWC Partners, LLC by Quitclaim deed from 1311 BWC Partners, LLC of record in Instrument No. 20220124-0008797 Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on January 24, 2022.

COMMONLY KNOWN AS: 1317 BAPTIST WORLD CENTER DR #2, UNIT 10, NASHVILLE TN 37207.
MAP/PARCEL #071141I01000CO

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220329-0036276, as amended in Instrument Number 20220621-0070097, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20220721-0083377, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1317 Baptist World Center Dr #2, Unit 10, Nashville, Tennessee 37207**.

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 22nd DAY OF JULY, 2024.

1311 BWC Partners, LLC

BY: _____

Matt White
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of 1311 BWC PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of July, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212