WARRANTY DEED

Karen Johnson Davidson County
Batch# 1186092 DEEDWARR
09/25/2024 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,625.26
20240925-0074207

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $979,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2024

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

MST 2024-1197

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRDP LLC	BRDP LLC	149 03 0K 025.00 & 028.00
(NAME)	(NAME)	
2656 Lakevilla Drive #25 & #28	411 Plantation Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood TN, 37027	
(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, WE, **J Developments MT, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRDP LLC,** HEREINAFTER CALLED THE GRANTEES, 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 Unit Nos. 25 and 28 on the Plan of Townview Lofts, a Horizontal Property Regime with Private Elements of record in Exhibit "E" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200828-0097970 and as amended in Instrument No. 20211004-0133379, Instrument No. 20211221-0168735, and Instrument No. 20220811-0091486 and Instrument No. 20230714-0054114, 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 J Developments MT LLC, a Tennessee limited liability company by Quitclaim Deed from Scotland Springs, LLC, a Tennessee limited liability company of record in Instrument No. 20200122-0007979 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 22, 2020.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument No. 20100818-0065095, Register's Office of Davidson County, Tennessee Subject to all

matters shown on the Plan of record as Instrument Number 20080320-0028273 and Instrument Number 20090323-0026016, Register's Office of Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Shoppes of Dover Glen Condominium of record in Instrument Number Instrument No. 20090326-0027333, as amended in Instrument No. 20120404-0028366 and Instrument No. 20161115-0120437, corrected by Scrivener' s Affidavit of record in Instrument No. 20161208-0129175, Register's Office for Davidson County, Tennessee. Charter for The Shoppes of Dover Glen Condominium Owners' Association, Inc. of record in Instrument Number 20090326-0027322, in the Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Townview Lofts of record in Instrument Number Instrument No. 20200828-0097970, amended in Instrument No. 20211004-0133379, Instrument No. 20211221-0168735, and Instrument No. 20220811-0091486 and Instrument No. 20230714-0054114 , Register's Office for Davidson County, Tennessee. Notice of Termination of Developer Control Period of record in Instrument Number 20130709-0070919, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1808, Page 316, in the Register's Office for Davidson County, Tennessee. Restrictive Covenant of record as Instrument Number 20071019-0124411 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Stormwater Detention Agreement of record in Instrument No. 20041020-0126113 and Instrument No. 20060907-0110856, in the Register's Office for Davidson County, Tennessee. Detention Pond Maintenance and Fee Sharing Agreement of record in Instrument No. 20120404-0028368, as amended and restated of record in Instrument No. 20180301-0019491, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20170213-0014913, in the Register's Office for Davidson County, Tennessee.

This property, known as 2656 Lakevilla Drive #25 & #28, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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(s) this 10th DAY OF September, 2024.

J Developments MT, LLC

BY: Yvette Meldrum Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Authorized Agent of J Development MT, LLC a Tennessee limited liability company, the within named bargainor, and that Yvette Meldrum, as Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, herself, as Authorized Agent of said limited liability company.

Witness my hand and official seal at office, this 10th day of September, 2024..

Notary Public

My commission expires: 3-23-27

(SEAL)My commission expires:

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 September 16, 2024.

Affiant Signature

September 10, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10th day of September 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3-23-27

Amelia Swanson State of Tennessee Notary Public Williamson County