THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Sumner** The actual consideration or value, whichever is greater, for this transfer is **$770,000.00.**
Karen Johnson Davidson County Batch# 1202144 DEEDWARR 11/05/2024 04:09:30 PM 4 pgs Fees: $23.00 Taxes: $2,849.00 20241105-0086030	**Affiant** Subscribed and sworn to before me, this **1st day of November, 2024.** Heather Stephens **Notary Public** **My commission expires:** 7/14/27

HEATHER STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

GENERAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rosemary Calcese 1811 Memorial Cir. Clarksville TN 37043	Geishman Investment 16253 Swingley Ridge Rd Ste 200, Chesterfield, MO 63017	**104-02-3R-008.00-CO**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Brio204, LLC, a Tennessee Limited Liability Company** hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **Rosemary Calcese, an unmarried woman** (collectively hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

Land in Davidson County, Tennessee, being all of Unit 204 The Brio Condominiums on Exhibit "C" Declaration of Covenants and Restrictions for The Brio Condominiums of record in Instrument No. 20180629-0062963, as amended in Instrument No. 2020812-0089899 and Instrument No. 20200820-0093893, Register's Office for Davidson County, Tennessee, reference hereby made for a more complete description of the said property. as shown on Exhibit "C" or the amended declaration recorded in instrument No. 20200820-0093893.

Being the same property conveyed to Brio204, LLC, a Tennessee Limited Liability Company by Warranty Deed from HV Urban, a Tennessee Partnership of record in Instrument No. 20201216-0148477 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 16, 2020.

THE conveyance of the above-described parcel of land is subject to the following:

1) **Subject to all matters as shown on Plan of record in Plat Book 332, Page 9, said Register's Office.**

2) **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180629-0062963 and Amendment in Instrument No. 20200812-0089899 and Instrument No. 20200820-0093893, Register's Office for Davidson County, Tennessee.**

3) **Agreement for Dedication of Easement and/or Public Street ROW of record in Instrument Number 20160714-0072084, in the Register's Office for Davidson County, Tennessee.**

4) **Taxes for the year 2025 and the subsequent years, not yet due and payable.**

5) **Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.**

6) **Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.**

7) **Subject to rights of others in and to the common areas and/or elements.**

8) **All and all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.**

This being **improved** property commonly known as: **119 Acklen Park Dr, 204**
Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that except for those encumbrances set forth above, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Signatures Commencing on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of November, 2024.

GRANTOR:

Brio204, LLC, a Tennessee Limited Liability Company

By: Lucy Pinson, Attorney-In-Fact for Bobby Pinson, Member
Name: Bobby Pinson, Member by Lucy Pinson, Attorney-In-Fact

By: _____
Name: Lucy Pinson, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

On this **1st day of November, 2024**, personally appeared before me, a notary public in and for the state and county aforementioned, **Lucy Pinson, Attorney-In-Fact for Bobby Pinson, Member** of **Brio204, LLC, a Tennessee Limited Liability Company** , 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 **Attorney-In-Fact for Member** of **Brio204, LLC, a Tennessee Limited Liability Company** , the within named bargainor, a **Limited Liability Company**, and that such **Lucy Pinson, Attorney-In-Fact for Bobby Pinson, Member** of **Brio204, LLC, a Tennessee Limited Liability Company** as such **Attorney-In-Fact for Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Limited Liability Company** as **Member**.

Witness my hand, at office, this **1st day of November, 2024**.

_____
Notary Signature
My commission expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

STATE OF TENNESSEE
COUNTY OF SUMNER

On this **1st day of November, 2024**, personally appeared before me, a notary public in and for the state and county aforementioned, **Lucy Pinson, Member** of **Brio204, LLC, a Tennessee Limited Liability Company** , 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 **Member** of **Brio204, LLC, a Tennessee Limited Liability Company** , the within named bargainor, a **Limited Liability Company**, and that such **Lucy Pinson, Member** of **Brio204, LLC, a Tennessee Limited Liability Company** as such **Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Limited Liability Company** as **Member**.

Witness my hand, at office, this **1st day of November, 2024**.

_____
Notary Signature
My commission expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

TRUE COPY CERTIFICATION

I, Heather Stephens, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **11/01/2024** (date of document).

Heather Stephens **11/04/2024**
Affiant Signature Date

State of Tennessee

County of Montgomery

Personally appeared before me, Rebecca Truman, a notary public for this county and state, Heather Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this **4** day of **November**, 2024.

Rebecca L. Truman
Notary's Signature

My Commission Expires: 1-27-2026

Notary Seal

REBECCA L. TRUMAN
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-27-2026