THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7917-WE

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,913,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES: 4/18/2026

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1202882 DEEDWARR
11/08/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $7,081.62
20241108-0087150

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Bobbitt as Trustee of The 4035 General Bate Drive Trust	First Horizon Bank	
4035-B General Bate Drive	12719 Cantrell Road suite 200	132-01-0O-002.00-CO
Nashville, TN 37204	Little Rock AR 72223	
(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, **Ryan David Beuschel and Elizabeth Anderson Beuschel, Co Trustees of the Beuschel Community Property Trust u/a/d April 12, 2024**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. Bobbitt as Trustee of The 4035 General Bate Drive Trust dated 11/01/2024**

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 B of General Bate Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for General bate Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130530-0054653, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of General bate Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130530-0054653, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ryan Beuschel and Liz Beuschel, husband and wife by Warranty Deed from Tatjana Paterno and Robert Paterno, wife and husband of record in Instrument No. 20211103-0147149 Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 03, 2021.

Being the same property conveyed to Ryan David Beuschel and Elizabeth Anderson Beuschel, Co-Trustees of the Beuschel Community Property Trust by Quitclaim Deed from Ryan Beuschel and Liz Beuschel of record in Instrument No. 20240503-0032678 Register's Office for Davidson County, Tennessee, dated April 12, 2024 and recorded on May 03, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4035-B General Bate Drive, Nashville, TN 37204**

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 our hands this the 5 day of November, 2024.

Ryan David Beuschel and Elizabeth Anderson Beuschel, Co Trustees of the Beuschel Community Property Trust

BY: _____
Ryan David Beuschel
Trustee

BY: _____
Elizabeth Anderson Beuschel
Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ryan David Beuschel** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Beuschel Community Property Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Ryan David Beuschel** as such **Trustee**.

Witness my hand and official seal this the 5 day of November, 2024.

_____
NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth Anderson Beuschel** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Beuschel Community Property Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Elizabeth Anderson Beuschel** as such **Trustee**.

Witness my hand and official seal this the 5 day of November, 2024.

_____
NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Certificate of Authenticity

I, Joshua A. Terry, 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 11/5/2024.

Affiant Signature – Joshua A. Terry

11/7/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/7/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27