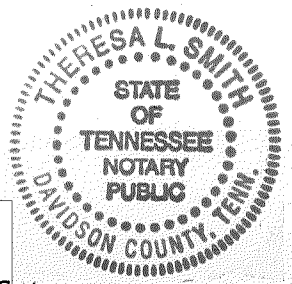
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,698,500.00

Sheila Heeg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2024.

Theresa L Smith
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1220006 DEEDWARR
12/26/2024 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $6,284.45
20241226-0099822

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M. Maloney and Gay W. Maloney	David M. Maloney and Gay W. Maloney	117-14-0B-303.00
(NAME) 1011 Gateway Lane	(NAME) 1011 Gateway Lane	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Japanese Maple, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David M. Maloney and Gay W. Maloney, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 No. 303, and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20061027-0133507, and amended as Instrument No. 20120802-0068735, and Instrument No. 20150422-0035978, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Schedule 5-Third Floor Plan to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Bedford Avenue Subdivision Phase 2, of record in Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Japanese Maple, LLC, a Tennessee Limited Liability Company by Warranty Deed from Farideh S. Beasley, an unmarried woman, dated 04/30/2021, of record in Instrument No. 20210504-0059601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3826 Bedford Avenue, Unit 303, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2500011
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the **20th** day of **December, 2024.**

Japanese Maple LLC, a Tennessee Limited Liability Company

By: C. Carmen Moseley, Managing Member
Carmen Moseley, Managing Member

State of Tennessee
County of Davidson

On this **20TH** day of **December, 2024,** before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Carmen Moseley** the **Managing Member** of **Japanese Maple LLC, a Tennessee Limited Liability Company** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that **she** executed the same as **her** free act and deed.

Witness my hand and Official seal this 20th day of December, 2024.

Notary Public: I. Dyke Tatum

My Commission Expires: 5/5/2025

I. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 12-20, 2024.

Affiant
Date: December 23 ,2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of December ,2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.