WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,490 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2025

Notary Public

Commission Expires _____

(Affix Seal)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

(BLANK FOR

Karen Johnson
Batch # 1237808
02/14/2025 01 59 50 PM
Fees $13 00 Taxes $1,363 41

Davidson County
DEEDWARR
2 pgs

20250214-0011439

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Arian F Johnson	Same as New Owner	086-16-0A-135 00CO
(NAME)	(NAME)	
5356 Bellflower Hills		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARIAN F. JOHNSON, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Townhome Unit 135 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et seq by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No 20230321-0020307, Amended in Instrument No 20230426-0030534, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association

Being part of the same property conveyed to Beazer Homes, LLC A Delaware limited liability Company by Deed's dated January 25, 2022, of record in Instrument No 20220127-0010151, Instrument No, 20220127-0010150, Instrument No 20220127-0010149, and in Instrument No 20220127-0010148, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD, AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS

This is **IMPROVED** property, known as **5356 Bellflower Hills, Hermitage, TN 37076**
(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, successors 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, successors 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

Beazer Homes, LLC, a Delaware limited liability company

Nicholas Kolts
Director, Division FP &A - Nashville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Nicholas Kolts, with whom I am personally acquainted or proved upon satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Director, Division FP &A - Nashville, of Beazer Homes, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he/she as such Director, Division FP &A - Nashville, being authorized to do so pursuant to Resolution No. BHLLC 2025-01 executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Nicholas Kolts as such Director, Division FP &A - Nashville

Witness our hands this February 12, 2025.

NOTARY PUBLIC

ANTHONY N GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

My Commission Expires

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. Y-BR-25-5356