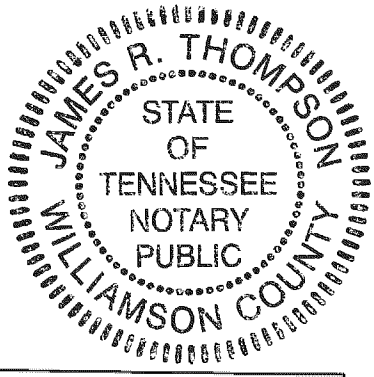


WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242584 DEEDWARR
03/03/2025 01:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20250303-0015724

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-18-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jeremy H. Cherry
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

File No.: 78260

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP/PARCEL NO(S).
Philip G. Eykamp, II			NEW OWNER			117-15-A-020 CO
(NAME)			(NAME)			
1900 Richard Jones Road, #Z-1						
(ADDRESS)			(ADDRESS)			
Nashville	TN	37215				
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY ELIZABETH BEYER, A SINGLE PERSON, AND JOHN W. BEYER, A MARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILIP G. EYKAMP, II, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 1900 Richard Jones Road, #Z-1, Nashville, TN 37215
(House No.) (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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

1. 2025 Davidson County Taxes, which have been proated by the partes and assumed by the Grantee.

2. The Plan of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description and subject to all matters as set forth therein.

3. Subject to the provisions of the condominium Master Deed of record in Book 5304, Page 702, Book 7841, Page 557, Book 9830, Page 181, and Book 11362, Page 463, Register's Office for Davidson County, Tennessee, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition or restriction that would violate 42 USC 3604c.

4. Grant of Easement between Comcast of Nashville, LLC and Green Hills Terrace Homeowner's Association, of record in Instrument No. 20110930-0075704, Register's Office for Davidson County, Tennessee.

5. Easement by M.C. Morris and Sidney Averbach, dedicated by instrument of record in Book 4320, Page 896, Register's Office for Davidson County, Tennessee, which is as follows:

"Do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the aforedescribed tracts encompassing the said apartment project, but subject to the lien of the Deed of Trust held by Mutual Benefit Life Insurance Company, which is of record in Book 3951, page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts, all walks, drives, parking area, swimming pool, laundry, party room and common recreation area."

6. Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm Drainage of record in Book 3879, Page 569, Register's Office for Davidson County, Tennessee.

7. Easement granted to Comcast of Nashville, LLC, of record in Instrument No. 20150814-0081514, Register's Office for Davidson County, Tennessee.

8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is not now nor has it ever been the primary residence of the Grantor, John W. Beyer.

Witness our hands this 28th day of February, 2025.

Mary Elizabeth Beyer by
John W. Beyer, Her Attorney-In-Fact

John W. Beyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared John W. Beyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mary Elizabeth Beyer, as her Attorney in Fact, as the free act and deed of the within named Mary Elizabeth Beyer.

Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared John W. Beyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

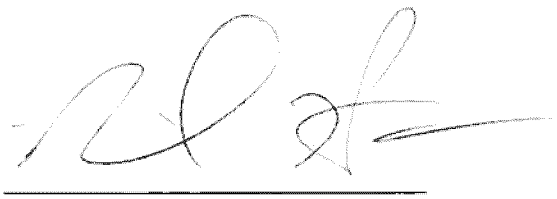
EXHIBIT "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. TH-E-4 (Parcel No 20), also known as Unit Z-1, of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 64, and as described in the Master Deed of record in Book 5304, Page 702, Book 7841, Page 557, Book 9830, Page 181, and Book 11362, Page 463, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Elizabeth Beyer, a single person, and John W. Beyer, a married person, as tenants with right of survivorship, by Warranty Deed from Best Story, LLC, a Tennessee limited liability company, of record as Instrument No. 20210226-0024887 in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Nick Harris, 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 **February 28, 2025**.



Affiant Signature

2/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28** day of **February**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

