WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 825,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2025.

Notary Public

COMMISSION EXPIRES: 9-8-2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1253788 DEEDWARR
03/28/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20250328-0023556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay Thomas Beasley	Endeavor Capital, LLC	104-02-2A-103-00
(NAME)	(NAME)	
3000 Poston Avenue, Unit 103	14897 Clayton Rd, 2nd Fl.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Chesterfield, MO 63017	
(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, I, **Philip V. Savia, Jr., Marie A. Savia and Milana M. Savia, Co-Trustees of BL TRUST 2025 U/A/D January 3, 2022,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay Thomas Beasley, an unmmarried man,** 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 Unit 103 as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to the Master Deed of record in Instrument No. 20151215-0126061, Second Amendment to the Master Deed record in Instrument No. 20170330-0031250, and Third Amendment to the Master Deed of record in Instrument No. 20190531-0051836, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Poston At The Park Condominiums, the Plat filed as Exhibit "C" and the By-laws appended thereto as Exhibit "E," to the aforementioned Master Deed, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements allocated to said unit with special rights to use Certain Common Elements designated as Limited Common Elements including certain parking space numbers 103A and 103B on P-2 Lower Level Garage, and voting percentages appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Philip V. Savia, Jr., Marie A. Savia and Milana M. Savia, Co-Trustees of BL TRUST 2025 dated January 3, 2022 by Warranty Deed from Kapil Bhatia and Simi Bhatia, husband and wife and Anuj O. Bhatia, unmarried of record in Instrument No. 20220208-0014414, dated January 20, 2022 and recorded February 8, 2022, and corrected by Scrivener's Affidavit of record in Instrument No. 20220323-0033703, dated March 15, 2022 and recorded March 23, 2022, Register's Office for Davidson County, Tennessee. SEE ALSO: Warranty Deed of record in Instrument No. 20220323-0033702 (no Scrivener's Affidavit recorded), 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 **3000 Poston Avenue, Unit 103** **Nashville, TN** **37203**
(House Number) (Street) (P.O. Address) (City or Town) (State) (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.

Witness our hands this 27th day of March, 2025.

BL Trust 2025 dated January 3, 2022

By: _____
Philip V. Savia, Jr. **Co-Trustee**
By: Marie A. Savia, Attorney in Fact
By Marie A Savia Attorney in fact

By: _____
Marie A. Savia, Co-Trustee

By: _____
Milana M. Savia, Co-Trustee
By: Marie A. Savia, Attorney in Fact
By Marie A Savia Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Marie A. Savia**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee under that certain Trust Agreement dated January 3, 2022 for the benefit of **BL Trust 2025 Agreement,** and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 27th day of March, 2025.

_____
Notary Public
Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV. 6, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Marie A. Savia** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself as the Attorney in Fact for **Philip V. Savia, Jr. and Milana M. Savia, as Co-Trustee,** of the **BL Trust 2025 Agreement dated January 3, 2022** , the within named bargainor, and that she executed the foregoing instrument on behalf of **Philip V. Savia, Jr. and Milana M. Savia, as their Attorney in Fact Attorney in Fact.**

WITNESS my hand and seal this 27th day of March, 2025.

_____
Notary Public
Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV. 6, 2028

Certificate of Authenticity

I John Cobb Rochford, 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 an that this is a true and correct copy of the original document executed and authenticated according to law on March 27th, 2025.

John Cobb Rochford

March 27th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on March 27th, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025