THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350376**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2025. Notary Public My Commission Expires: 9-5-2028

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1269885 DEEDWARR
05/07/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20250507-0035734

WARRANTY DEED

Address New Owner: Joseph Shaw 6370 Ivy Street, Apartment 2 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-09-3D-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Beatty, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Shaw, a single man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, on the Horizontal Property Regime for 6370 Ivy Street Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180104-0001323, Register's Office for Davidson County, Tennessee, to all of which is hereby made for a more complete description.

Being the same property conveyed to MICHAEL D. BEATTY, by deed from IVY STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190603-0052541, dated May 29, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-09-3D-001.00 CO.

Matters shown on the Plan of record in Plat Book 8250, page 208, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180104-0001323, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20130909-0094559, said Register's Office.

This is improved property located at 6370 Ivy Street, Apartment 2 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th ~~6th~~ day of May, 2025.

Michael D. Beatty

STATE OF Florida)

COUNTY OF Walton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Beatty, 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 for the purposes therein contained.

Witness my hand, at office, this 5th ~~6th~~ day of May, 2025.

Notary Public Lawnene Mary Boswell

My Commission Expires: 4-13-2028

Notary Public State of Florida
Lawnene Mary Boswell
My Commission HH 503517
Expires 4/13/2028

Drivers License

☑ Physical Presence or ☑ Online Notarization

☐ Personally Known ☑ Provided Identification

Certificate of Authenticity

I, Holly A. Mason, 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 May 5, 2025.

Affiant Signature

5/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025