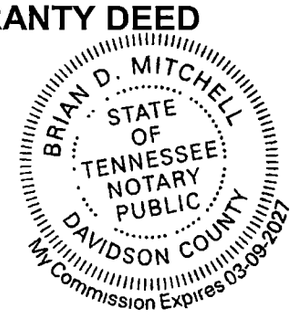
WARRANTY DEED



B-SH-25-1900-H3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Beverly Beneke King	**New Owner**	
(NAME)	(NAME)	**117-15-0-A-123.00 CO**
3602 Apex Gardens Drive		
(ADDRESS)	(ADDRESS)	
Louisville, KY 40241		
(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 consideration, the receipt of which is hereby acknowledged, **MICHAEL ANGAROLE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEVERLY BENEKE KING, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Parcel 123, Unit No H-3 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Plat Book 5200, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Michael Angarole by Quitclaim Deed from Grace Angarole of record in Instrument No 20240131-0006969 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on January 31, 2024

Further being the same property conveyed to Grace Angarole by Quitclaim Deed from Michael I Angarole, David L Angarole, Karen Rhea Angarole and Martha Doreen Angarole, Trustees of The Angarole Family Trust of record in Instrument No 20201104-0129215 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on November 4, 2020

Further being the same property conveyed to Grace Angarole, Michael I Angarole, David L Angarole, Karen Rhea Angarole and Martha Doreen Angarole, Trustees of the Angarole Family Trust by Warranty Deed from Estate of Harold L. Mason of record in Instrument No 20140911-0083344 Register's Office for Davidson County, Tennessee, dated September 5, 2014 and recorded on September 11, 2014

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to
- Taxes for the year 2025 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens

Karen Johnson Davidson County
Batch # 1278710 **DEEDWARR**
05/29/2025 12 26 10 PM 2 pgs
Fees $13 00 Taxes $1,110 00

20250529-0042162

provided in the Covenants, Conditions and Restrictions of record in Book 5304, Page 702, as amended in Book 7841, page 557 and Book 9830, page 181, Register's Office for Davidson County, Tennessee
• By Laws of the Green Hills Terrace of record in Book 5304, Page 745, amended in Book 7841, Page 557, and Book 9830, Page 181, in the Register's Office for Davidson County, Tennessee
• Easement of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075704 and Instrument No 20150814-0081514, in the Register's Office for Davidson County, Tennessee
• Instrument of Dedication of Easement of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee
• Memorandum of Lease of record in Book 7523, Page 260, in the Register's Office for Davidson County, Tennessee
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
• Subject to rights of others in and to the common areas and/or elements
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1900 Richard Jones Road #H3, Nashville, Tennessee 37215**

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), their heirs and 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), their 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

Witness my/our hand(s) this the 23 DAY OF MAY, 2025

Michael Angarole by Karen Angarole attorney in fact
Michael Angarole by Karen Angarole, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ANGAROLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 23rd of May, 2025

*KAREN ANGAROLE, as ATTORNEY-IN-FACT for

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212