This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24281-MC

Karen Johnson Davidson County
Batch# 1281647 DEEDWARR
06/05/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250605-0044186

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 4 day of June, 2025.

Notary Public
My Commission Expires: _____

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Thirkell and John Thirkell 730 Old Hickory Blvd., Apt. 132, Nashville, TN 37209	NEW OWNER	114 04 0A 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bellasera Holdings LLC, a North Carolina Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jason Thirkell, and John Thirkell, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 132, together with the appurtenant common elements of 730 BOULEVARD WEST, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 730 BOULEVARD WEST, a townhouse planned unit development (horizontal property regime with private elements), of record in Instrument No. 20180806-0076818; and in Instrument No. 20180806-0076995; as amended in Instrument No. 20190306-0020566; and in Instrument No. 20190516-0046335, Instrument No. 20210723-0099278 and Instrument No. 20231005-0078441, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of 730 BOULEVARD WEST, attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 730 BOULEVARD WEST provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for more complete identification, description and placement of such Unit.

Being the same property conveyed to Bellasera Holdings, LLC, a North Carolina Limited Liability Company, by Warranty Deed from Lauren Majors and Chandler Klein, as joint tenants with right of survivorship, of record in Instrument No. 20210728-0101360, in the Register's Office of Davidson County, Tennessee, dated June 28, 2021 and recorded on July 28, 2021.

This is ☒ improved or ☐ unimproved property located at: **730 Old Hickory Blvd., Apt. 132, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 _____ day of June, 2025.

GRANTOR:

Bellasera Holdings LLC, a North Carolina Limited Liability Company

By: _____ manager of Bellasera Holdings LLC
James K. Pendergrass, Jr., Manager and Sole Member

STATE OF North Carolina
COUNTY OF Wake

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James K. Pendergrass, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Manager and Sole Member of Bellasera Holdings LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of June, 2025.

LINDSAY FRANKLIN NOTARY PUBLIC WAKE COUNTY, NC

Lindsay Franklin
Lindsay Franklin
Notary Public
My Commission expires: 9-18-2026

202506050044186

Certificate of Authenticity

I, Russell J. McCann, 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

6-4-2025.

Date

Affiant Signature

June 4, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of June, 2025

Notary's Signature

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

M&H File #: **25-215**