Karen Johnson Davidson County
Batch# 1310068 DEEDWARR
08/14/2025 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $10,545.00
20250814-0064719

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049194

Please Return to:
Magnolia Title & Escrow
104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,850,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2025.

Notary Public
My Commission Expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ellison Trust 4516 Belmont Park Terrace Nashville TN 37215	New Owner	Tax Parcel ID No. 131 11 0S 002.00

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, **BPT 1, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jackson R. Ellison and Christine M. Ellison, Trustees of the Ellison Trust dated May 12th, 2015**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of 4514 Belmont Park Terrace, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4514 Belmont Park Terrace, a Horizontal Property Regime, of record in Instrument No. 20240717-0053695, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to BPT 1, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lipscomb University, of record in Instrument No. 20240402-0022685, in the Register's Office of Davidson County, Tennessee, dated March 29, 2024 and recorded on April 2, 2024.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I SEVEN HILLS, as recorded in Plat Book 2133, Pages 81 and 82.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 42 & 43 SEVEN HILLS SUBDIVISION SECTION 1, as recorded in Instrument No. 20240229-0014037.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20240717-0053695.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2249, Page 184.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20240402-0022684.

Easement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances, recorded in Instrument No. 20241002-0076512.

This is improved property located at 4516 Belmont Park Terrace Nashville TN 37215

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 11th day of August, 2025.

BPT 1, LLC

BY: Phil Hyde, Manager

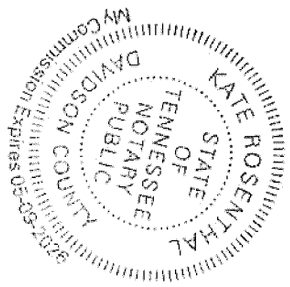
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Phil Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of BPT 1, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 11th day of August, 2025.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I Adde Dilworth, 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 **August 11, 2025**.

Date

Affiant Signature — **08/11/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **11th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)