WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $918,000.00.

Katherine Cooper
Affiant

Subscribed and sworn to me on 08/12/25.

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

JnCobb
NOTARY PUBLIC

My Commission Expires: 12/19/26

Karen Johnson Davidson County
Batch# 1310164 DEEDWARR
08/14/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,396.60
20250814-0064833

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Beloved Sons' Real Estate LLC 1425 Willowbrook Circle Franklin, TN 37069	SAME AS NEW OWNER	105 11 0V 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kerry Eshleman, a single person, and Srisha Pillay, a single person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Beloved Sons' Real Estate LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 1708 B of 1708 ALLISON COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1708 ALLISON COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160323-0027631, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1708 ALLISON COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160323-0027631, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Kerry Eshleman, a single person, and Srisha Pillay, a single person, by Warranty Deed from Vincent Bonetti and Julie Kay, husband and wife, of record in Instrument No. 20221004-0109380, in the Register's Office of Davidson County, Tennessee, dated September 30, 2022 and recorded on October 04, 2022.
>
> This is improved property known as 1708B Allison Pl, Nashville, Tennessee 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 on 08/12/2025

Kerry Eshleman

Kerry Eshleman

Srisha Pillay

Srisha Pillay

STATE OF Virginia
COUNTY OF Prince William

On 08/12/2025, before me personally appeared Kerry Eshleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 08/12/2025.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2028

Lucious Morris White Jr.

NOTARY PUBLIC

My Commission Expires: 09/30/2028

Notarized remotely online using communication technology via Proof.

STATE OF Virginia
COUNTY OF Prince William

On 08/12/2025, before me personally appeared Srisha Pillay, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/12/2025.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2028

Lucious Morris White Jr.

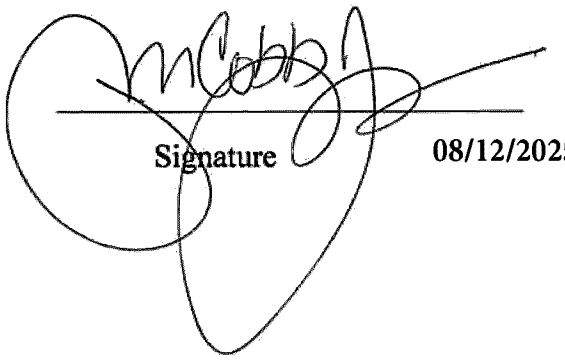
NOTARY PUBLIC

My Commission Expires: 09/30/2028

Notarized remotely online using communication technology via Proof.

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 and that this is a true and correct copy of the original document executed and authenticated according to law on **August 12, 2025.**



Signature 08/12/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12th day of August, 2025.



Notary's Signature

My Commission Expires: 9-8-2025

