WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311724 DEEDWARR
08/19/2025 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20250819-0066240

File No.: 2025-0415

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00.

Affiant

Subscribed and sworn to before me on August 18, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Brian K. Babiak and Janice M. Babiak, Co-Trustees 3000 Poston Ave, Apt 101 Nashville, TN 37203	New Owner(s)	104-02-2A-101.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CLAUD A. HAWS AND CATHY HAWS, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BRIAN K. BABIAK AND JANICE M. BABIAK, CO-TRUSTEES OF THE BEYOND THE VILLE TRUST DATED NOVEMBER 18, 2020**, hereinafter called **"GRANTEES,"** their 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 No. 101, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250 and Third Amendment to Master Deed of record in Instrument No. 20190531-0051836, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 101A and 101B on P-2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to CLAUD A. HAWS AND CATHY HAWS, HUSBAND AND WIFE, by Warranty Deed from DEAN PAUL RIEGER AND CHERYL G. RIEGER, CO-TRUSTEES OF THE DEAN & CHERYL RIEGER LIVING TRUST, DATED OCTOBER 28, 2016, of record in Instrument No. 20210525-0070952, dated May 21, 2021, said Register's Office. The said, CLAUD A. HAWS is one and the same person as CLAUD ARTHUR HAWS.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3000 Poston Avenue, Unit 101, Nashville, TN 37203.

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 GRANTORS do covenant with the said GRANTEES that 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 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.

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 August 18, 2025.

Grantor:

Claud A. Haws

Cathy Haws

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Claud A. Haws and Cathy Haws, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness ~~my hand~~, at office, this 18th day of August, 2025.

Notary Public

My Commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **8/18/2025** (date of document).

Affiant Signature

8/18/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **18** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY