Karen Johnson Davidson County
Batch # 1315364 DEEDWARR
08/27/2025 10 49 56 AM 3 pgs
Fees $18 00 Taxes $1,479 63

20250827-0068601

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-2113

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38835-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me this 25th day of August, 2025. Notary Public My Commission Expires: 1-22-29

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane Medearis Holland Trust Billy Beech, Trustee 582 Old Railroad Bed Rd Fayetteville, TN 37334	NEW OWNER	Map and Parcel No.: 141 03 0C 021.00

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, Lori L. Graham, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Billy Beech, Trustee of the Jane Medearis Holland Irrevocable Trust under agreement dated June 23, 1993 ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2113 Belle Creek Way, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of August, 2025.

GRANTOR:

Lori L. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lori L. Graham, Unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2025.

Notary Public
My Commission Expires:

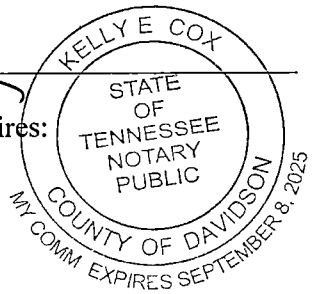


EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being Unit No. 21 of HARPETH SPRINGS, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Harpeth Springs, a Horizontal Property Regime With Private Elements of record in Instrument Number 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, as amended in Instrument Number 20190130-0009015 and Scrivener's Affidavit in Instrument No. 20190325-0026836, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lori L. Graham, Unmarried, by Warranty Deed from David B. Cook Unmarried, and Diana M. Bridgham, formerly known as Diana M. Cook, Unmarried, of record in Instrument No. 20240522-0038250, in the Register's Office of Davidson County, Tennessee, dated May 20, 2024 and recorded on May 22, 2024.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT, HARPETH SPRINGS, as recorded in Plat Book 6900, Page(s) 421.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH SPRINGS, as recorded in Instrument No. 20031105-0162146.
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH SPRINGS, REPLAT OF LOT 2, as recorded in Instrument No. 20180302-0019848.
7. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, as amended in Instrument Number 20190130-0009015 and Scrivener's Affidavit in Instrument No. 20190325-0026836.
8. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170922-0097599.
9. Easement for Sewer Line, recorded in 7601, Page 409.
10. Easement for Declaration of Drainage and Storm Water Pond Maintenance Agreement, recorded in Instrument No. 20171227-0131366.
11. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030428-0056453.
12. Charter for Harpeth Springs Homeowners Association, Inc. recorded as Instrument No. 20190322-0026245.
13. Common Open Space Deed recorded as Instrument No. 20190418-0035916.