WARRANTY DEED

Karen Johnson Davidson County
Batch# 1316663 DEEDWARR
08/29/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250829-0069512

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Aundrea Lynn Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Aundrea Lynn Beard	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 2127 C Cliff Dr	(NAME)	070-13-0G-003.00-CO
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **2127 Cliff Drive Partners, a Tennessee general partnership** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Aundrea Lynn Beard**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2127C on the Plan of Hudson Manor VII, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Hudson Manor VII, a Horizontal Property Regime with Private Elements, at Instrument No. 20201117-0135291, as amended by Amendment of record at Instrument No. 20210421-0053270, as further amended by Second Amendment of record at Instrument No. 20240607-0042866, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert Hudson, a married man by Warranty Deed from Keith Swanson, a single man of record in Instrument No. 20190408-0031762 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 08, 2019.

Being a portion of the same property conveyed to 2127 Cliff Drive Partners, a Tennessee general partnership by Quitclaim Deed from Robert Hudson of record in Instrument No. 20230330-0023044 Register's Office for Davidson County, Tennessee, dated March 01, 2023 and recorded on March 30, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2127 C Cliff Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 29th day of August, 2025.

2127 Cliff Drive Partners

By: Memorie White, Authorized Signor

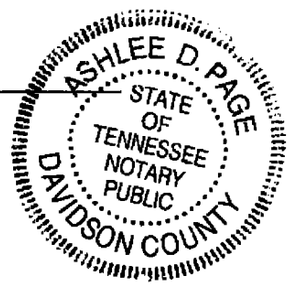
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Memorie White with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Signor of 2127 Cliff Drive Partners, a Tennessee general partnership the within named bargainer, and that she as such Authorized Signor, executed the foregoing instrument for the purposes therein contained, by signing the name of 2127 Cliff Drive Partners, a Tennessee general partnership by herself as Authorized Signor.

WITNESS my hand and official seal at office this 29th day of August, 2025.

Notary Public

My Commission Expires: 9/7/2026



Certificate of Authenticity

I, Holly A. Mason, 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 29, 2025.

Affiant Signature

8/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of August, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY