Karen Johnson Davidson County
Batch# 1324149 DEEDWARRSP
09/18/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $6,619.30
20250918-0074811

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,789,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2025. Notary Public MY COMMISSION EXPIRES: 7/25/29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
JDAL Land Company 5950 N Oak Trfy Ste 204 Gladstone, MO 64118	JDAL Land Company 5950 N Oak Trfy Ste 204 Gladstone, MO 64118	104-02-1S-002.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Belwood, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **JDAL Land Company, LLC, a Nevada limited liability company**, hereinafter called GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 3122 BELWOOD TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3122 BELWOOD TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220315-0029996, as amended in Instrument No. 20220718-0081752, in the Register's Office of 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 a part of the same property conveyed to Belwood, LLC, a Tennessee limited liability company, by Warranty Deed from Tennessee Turn Key Investments, LLC, a Utah limited liability company, of record in Instrument No. 20200706-0072173, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020, and recorded on July 06, 2020.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MILLS SUBDIVISION, LOT 1 AND 2, as recorded in Plat Book 5190, Page(s) 255.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Page(s) 83 Book 421, Page 82.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 3122 BELWOOD TOWNHOMES A HORIZONTAL PROPERTY REGIME (WITH PRIVATE ELEMENTS) Condominium of record in Instrument No. 20220315-029996 and amended at Instrument No. 20220718-0081752; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants For SCMs for Regulated Residential Infil recorded in Instrument No. 20231103-0086261.
Agreement For Dedication Of Public Right-Of-Way of record at Instrument No. 20230203-0007957.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as **3122-B Belwood St, Nashville, TN 37203**

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 15 day of September, 2025.

Belwood, LLC, a Tennessee limited liability company

BY: Richland Building Partners, LLC, Authorized Member

BY: _____
Chris Barnhizer, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Chris Barnhizer, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Richland Building Partners LLC, the Authorized Member (or other officer authorized to execute the instrument) of Belwood, LLC, a Tennessee limited liability company the within named bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 15 day of September, 2025.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 7/25/29

WILLIAMSON COUNTY
DONALD R. BARNETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 15 day of September, 2025.

K. Thomas Sidwell
Date: 09/15/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 15 day of September, 2025.

Notary Public
My Commission Expires: 1-21-26

