THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952243

Karen Johnson Davidson County
Batch # 1334759 DEEDWARR
10/16/2025 10:03:39 AM 2 pgs
Fees: $13.00 Taxes: $7,215.00

20251016-0082340

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2025.

Notary Public
My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dominique Marie Arrieta 3215 Acklen Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104 06 0T 002.00

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, **Jamie C. Beckwith, Trustee of the Jamie C. Beckwith Revocable Living Trust, dated March 1, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dominique Marie Arrieta, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2 of 3213 ACKLEN AVENUE 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 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151201-0121229, 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 3213 Acklen Avenue 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. 20151201-0121229, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jamie C. Beckwith, Trustee of the Jamie C. Beckwith Revocable Living Trust, dated March 1, 2021, by Quitclaim Deed from Jamie C. Beckwith, of record in Instrument No. 20210303-0027046, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 03, 2021.

Being the same property conveyed to Jamie C. Beckwith, unmarried, by Warranty Deed from JB Partners, a Tennessee General Partnership, of record in Instrument No. 20170302-0020669, in the Register's Office of Davidson County, Tennessee, dated March 01, 2017 and recorded on March 02, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151201-0121229.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2011, Page 92.

Easement recorded in Instrument No. 20151201-0121227.

This is improved property located at 3215 Acklen Avenue Nashville TN 37212

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of October, 2025.

Jamie C. Beckwith Revocable Living Trust, dated March 1, 2021

By: Jamie C Beckwith trustee
Jamie C. Beckwith, Trustee

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie C. Beckwith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Jamie C. Beckwith Revocable Living Trust, dated March 1, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 14th day of October, 2025.

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
GAVEN G. MCQUEEN
MY COMMISSION # HH 433183
EXPIRES: December 12, 2027

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203