THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5372
Parcel ID: 105-16-0S-003-00

Property Address:
2176 Carson Street, 22, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1355928 DEEDWARR
12/10/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20251210-0098067

---Above This Line Reserved For Official Use Only---

# Warranty Deed

**Send Tax Statements To:**
Total Quality Financial, Inc
1030 N. Carmel Drive; Suite 1100
Carmel, IN 46032

**Name and Address of New Owner:**
Nashmelodic, LLC
1519 246th Ave. West
Sammamish, WA 98074

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**FOR VALUABLE CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BECKWITH BNB TWO, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **NASHMELODIC, LLC, a Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3 on the plan of Cityview South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cityview South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210222-0020915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to BECKWITH BNB TWO, LLC, a Tennessee Limited Liability Company by Deed dated May 12, 2023 from RSD CARSON STREET, LLC, a Tennessee Limited Liability Company, recorded May 15, 2023, in Instrument Number 20230515-0035896, in the Official Records of Davidson County, Tennessee.

**This is improved property known as, 2176 Carson Street, #22, Nashville, TN 37211.**

**TO HAVE AND TO HOLD** same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

**AND GRANTOR DOES COVENANT** with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 421, page 106, Register's Office for Davidson County, Tennessee.

3. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems as contained in Instrument Number 20210604-0075177, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Public Right-of-Way as contained in Instrument Number 20210816-0110364, Register's Office for Davidson County, Tennessee.

5. Easement for Water Meters, Lines and Appurtenances as contained in Instrument Number

20210913-0122254, Register's Office for Davidson County, Tennessee.

6. Quitclaim Deed to Homeowners Association for Open Spaces as contained in Instrument Number 20211013-0137815, Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20210222-0020915, Register's Office for Davidson County, Tennessee.

**AND GRANTOR DOES FURTHER COVENANT** and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

**IN TESTIMONY WHEREOF**, Grantor has hereunto set its signatures, this 1st day of December, 2025.

BECKWITH BNB TWO, LLC, a Tennessee Limited Liability Company

By: Jamie C Beckwith
JAMIE C. BECKWITH, Chief Manager/President

**STATE OF** Florida
**COUNTY OF** Walton

**BEFORE ME,** the undersigned, a Notary Public in and for said County and State, personally appeared JAMIE C BECKWITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the Chief Manager/President of **BECKWITH BNB TWO, LLC, a Tennessee Limited Liability Company,** the within name bargainer, a limited liability company, and that he/she as such Chief Manager/President, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself, respectively.

**WITNESS** my hand and official seal this 1 day of December, 2025.

KAY H STORY
Notary Public - State of Florida
Commission # HH 417925
My Comm. Expires Sep 2, 2027
Bonded through National Notary Assn.

Notary Public

My Commission Expires:
09.02.2027
Drivers License Provided

**STATE OF TENNESSEE**
**COUNTY OF ~~WILLIAMSON~~ DAVIDSON**

**I CERTIFY** and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $865,000.00.

Affiant

**SWORN TO** and subscribed before me on this 1 day of December, 2025.

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Notary Public

My Commission Expires:
12-19-28

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 December 2. 2025.

Affiant Signature

9th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028