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

File Number: 25-5376
Parcel ID: 105-16-0S-004-00

Property Address:
2176 Carson Street, #21, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1356745 DEEDWARR
12/11/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20251211-0098625

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

Special Warranty Deed

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Checkerberry Management South
18719 Bedpath Trail
Eden Prairie, MN 55347

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 ONE, 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 **CHECKERBERRY MANAGEMENT SOUTH LLC, a Florida 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. 4 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.

Being the same property conveyed to BECKWITH BNB ONE, 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 20230515-0035891, in the Official Records of Davidson County, Tennessee.

This conveyance is further subject to:

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

4. Easement for Water Meter Lines and Appurtenances as contained in Instrument Number 20210913-0122254, Register's Office for Davidson County, Tennessee.

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

6. Quitclaim Deed for Homeowner's Association 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.

This is improved property known as, 2176 Carson Street, #21, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES(S), their heirs and/or assigns, forever. 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.

AND GRANTOR DOES COVENANT with said Grantees, that Grantors has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, nor or at any time thereafter shall be charged or encumbered in any manner whatsoever; and Grantor(s) does further covenant and bind, itself, its successors, assigns, and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and/or assigns, against the lawful claims of all person claiming by, through or under said Grantor(s), but not otherwise.

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

BECKWITH BNB ONE, LLC, a Tennessee Limited Liability Company

By: _____
JAMIE C. BECKWITH, Chief Manager/President

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ 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 herself to be the Chief Manager/President of **BECKWITH BNB ONE, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that 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 herself, respectively.

WITNESS my hand and official seal this 18 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
DL provided

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $850,000.00.

_____
Affiant

SWORN TO and subscribed before me on this 5 day of December, 2025.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires:
2-1-27

Tennessee Certification of Electronic Document

I, Sandy McCollum, 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 12-1-2025 (date of document).

Affiant Signature

12-1-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL



202512110098625