Karen Johnson Davidson County
Batch# 1392666 DEEDWARRSP
03/13/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20260313-0020214

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/26/30
(AFFIX SEAL)

MEGAN REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
120 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Benjamin Todd Bjerke 3122-A Belwood St Nashville, TN 37203	NEW OWNER 3122-A Belwood St Nashville, TN 37203	104 02 1S 001.00

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 **Benjamin Todd Bjerke, a single man**, hereinafter called GRANTEE(S), their heirs 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. A 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 REVISED MAP OF WEST END PARK, as recorded in Plat Book 421, Page 82 & 83.
Covenants, Conditions and Restrictions as set forth in Master Deed recorded in Instrument No. 20220315-0029996, as amended in Instrument No. 20220718-0081752.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants For SCMs for Regulated Residential Infill recorded in Instrument No. 20231103-0086261.
Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20230203-0007957.
Charter for Belwood Townhomes Homeowners Association, Inc. recorded as Instrument No. 20180926-0095472.

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-A 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 heirs 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 13 day of March, 2026.

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 13 day of March, 2026.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: May 16, 2027

AMANDA CRAWFORD
Notary Public, State of Florida
Commission# HH 398978
My comm. expires May 16, 2027

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 13 day of March, 2026.

K. Thomas Sidwell
Date: 03/13/2026

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 13 day of March, 2026.

Notary Public
My Commission Expires: 1-21-26

