Karen Johnson Davidson County
Batch# 1459654 DEEDWARR
08/14/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20260814-0076035

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00. Bailey Warner Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/21/2026 Notary Public MY COMMISSION EXPIRES: 11/20/29 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC
ESTABLISHED 2020

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6155

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BECH Properties, LLC	**Pinnacle Bank, a Tennessee bank, ISAOA/ATIMA**	**142-04-0A-081.00 CO**
214 Old Hickory Boulevard Nashville, TN 37221-1383	21 Platform Way South Nashville TN 37203-7166	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew K Wiser, an unmarried man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BECH Properties, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 81, OF BELLE FOREST CONDOMINIUM APARTMENTS, A HORIZONTAL PROPERTY REGIME, ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 5438, PAGE 699, AMENDMENT IN BOOK 6082, PAGE 866, AND PLAN OF RECORD IN BOOK 5200, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AND AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THEASSOCIATION OF OWNERS.

Being the same property conveyed to Matthew K. Wiser, by Quitclaim Deed from Cecile P. Wiser, D. Mark Wiser, and Matthew K. Wiser, dated March 18, 2024, of record in Instrument No. 20240318-0018555, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Cecile P. Wiser, D. Mark Wiser, and Matthew K. Wiser, as Tenants in Common with Rights of Survivorship, by Quitclaim Deed from Cecile Wiser, dated September 17, 2021, of record in Instrument No. 20210922-0127482, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **214 Old Hickory Boulevard, #81, Nashville, TN 37221-1383**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 21st day of July 2026.

Matthew K Wiser

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Matthew K Wiser**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 21st day of July 2026

NOTARY PUBLIC

My Commission Expires: 12-5-26

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 7/21/26 (date of document).

Bailey Warren
Affiant Signature

7/21/26
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 21 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY