Karen Johnson
Batch # 1480743
10/05/2026 03:03:12 PM
Fees: $13.00 Taxes: $555.00

Davidson County
DEEDWARR
2 pgs

20261005-0091623

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

DM-C-26-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF OCTOBER, 2026.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 11/05/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LPR Ventures, LLC	**Same as New Owner**	
(NAME)	(NAME)	**105-10-0A-319.00-CO**
6340 Chickering Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NADINE SHILLINGFORD WONDEM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LPR VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-19 of the BeechTree Condominium, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Beech Tree Condominiums, of record in Book 11174, page 284, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, of record in Book 11174, page 328, said Register's Office, as set forth in said Master Deed. Reference is hereby made to the plan of Beech Tree Condominiums, as shown on Exhibit Map to the Master Deed, of record for a more complete and accurate description.

Being the same property conveyed to Henok Wondem and Nadine Wondem, as husband and wife by Warranty Deed from Kimberly D. Locke, a single woman of record in Instrument No. 20160111-0002418 Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 11, 2016.

Being the same property conveyed to Nadine Shillingford Wondem by Quit Claim Deed from Henok Agegnehu Wondem of record in Instrument No. 20210930-0131724 Register's Office for Davidson County, Tennessee, dated September 22, 2021 and recorded on September 30, 2021.

Final Decree of Divorce and pursuant to the terms of the division of marital property ordered by the Court in the matter of Wondem v. Wondem, Davidson County Fourth Circuit Court No. 21D-690.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 130, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285, Register's Office for Davidson County.
- Charter of BeechTree Condominiums Homeowner's Association of record in Book 11163, Page 16, in the Register's Office for Davidson County, Tennessee.
- By-Laws of BeechTree Condominium Owners' Association, Inc. appended as Exhibit "C" to the Master Deed of BeechTree Condominiums of record in Book 11174, Page 328, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to City of Nashville as set forth in instrument of record in Book 3183, Page 65, in the

Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20041230-0155036, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record at Instrument No. 20090930-0090862, In the aforesaid Register's Office.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2020 Beech Avenue C19, Nashville, Tennessee 37204**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 1 DAY OF OCTOBER, 2026.

Nadine Shillingford Wondem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NADINE SHILLINGFORD WONDEM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 of October, 2026.

Notary Public
My Commission Expires: 1/22/2030
(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212