This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4735

Karen Johnson Davidson County
Batch# 271136 DEEDWARR
08/14/2019 09:56:39 AM 2 pgs
Fees: $13.00 Taxes: $1,561.40
20190814-0081102

STATE OF TENNESSEE
COUNTY OF Williamson

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

The actual consideration or value, whichever is greater, for this transfer is $422,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2019

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Brian Kuberski and Rachel Traczewski 2113 Hermosa St. Nashville, TN 37208	New Owner	092-07-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Beam Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian J. Kuberski, unmarried, and Rachel E. Traczewski, unmarried,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 42 feet 10 inches of Lot No. 14 in John Langham's Addition of record in Book 57, page 91, Register's Office for said County.

Said part of Lot No. 14 fronts 42 feet 10 inches on the Southerly side of Hermosa Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Beam Construction, LLC, a Tennessee limited liability Company by Warranty deed from Kendra L. Wilson, a single woman of record in Instrument No. 20190220-0015277 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.

This is improved property located at: **2113 Hermosa Street, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 1st day of August, 2019.

GRANTOR:

Beam Construction, LLC, a Tennessee Limited Liability Company

By: _____
Azat Ismagilov, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Azat Ismagilov, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Sole Member of Beam Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of August, 2019.

_____
Notary Public
My Commission expires: 1/3/2023

