This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $494,900.00.

Affiant

Subscribed and sworn before me this the 2 day of ~~November~~ December 2019.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 325119 DEEDWARR
12/05/2019 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20191205-0125580

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jerrold D. Becker 1245 Beech Hollow Dr. Nashville, TN 37211	New Owner	180-02-0A 082.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MELISSA M. CAIN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JERROLD D. BECKER AND GINA M. BECKER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, as of record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melissa M. Cain by deed from William M. Adams, Jr., and wife, Madeleine Adams, dated 01/22/2013, of record in Instrument No. 20130124-0007704, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1245 Beech Hollow Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd day of ~~November,~~ December 2019.

Melissa M. Cain

Melissa M. Cain

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa M. Cain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of ~~November~~ December, 2019.

My commission expires: 5/9/2023

Notary Public

MOLLY A. HITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

