# WARRANTY DEED

File #20051

Karen Johnson Davidson County
Batch# 375785 DEEDWARR
03/23/2020 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200323-0031294

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Angela Marie Lademan | NEW OWNER | -173-05-A-035.00 |
| (NAME) | (NAME) | |
| 1832 Shaylin Loop | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Victoria L. Beckham and Christopher C. Beckham, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Marie Lademan, a single woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 35 on the Plan of Barnes Crossing, Phase I, a Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument No. 20050721-0084791, and re-recorded in Instrument No. 20050805-0092480, and as amended of record in Instrument No. 20051114-0136938, and in Instrument No. 20071227-0147988, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria L. Beckham and Christopher C. Beckham, wife and husband by Warranty deed from Laurie Bratton, married of record in Instrument No. 20170524-0051572 Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 24, 2017. Daniel Heard executed this instrument on behalf of Victoria L. Beckham and Christopher C. Beckham pursuant to the Powers of Attorney, executed by Victoria L. Beckham and Christopher C. Beckham of record in Instrument No. 202003230031292, and Instrument No. 202003230031293, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1832 Shaylin Loop, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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 20th day of March, 2020.

Victoria L. Beckham by: [signature], attorney in fact

Victoria L. Beckham by Daniel Heard, his attorney in fact

Christopher C. Beckham by: [signature], attorney in fact

Christopher C. Beckham by Daniel Heard, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Victoria L. Beckham and Christopher C. Beckham** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Victoria L. Beckham and Christopher C. Beckham**, and is authorized by **Victoria L. Beckham and Christopher C. Beckham** to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of March, 2020.

My commission expires: 12-19-20

Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

**Certificate of Authenticity**

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

**Signature**

**State of** Tennessee

**County of** Davidson

**Personally appeared before me** Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

**Notary's Signature**

**My Commission Expires:** _____

**Notary's Seal (If on paper)**

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021