THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627559**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2020. Notary Public My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Eric Beasley and Tavia A Beasley 2211 Hermosa Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 07 25.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Beasley and Tavia A Beasley, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled John Langham's Plan of Lots in Northwest Nashville, of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ellis Malone and wife, Geraldine Malone by Warranty Deed from Robert J. Kimbrough, D.T. Kimbrough, Jr. and Miller G. Kimbrough dated June 11th 1964 and recorded on June 11th 1964 of record in Book 3767, Page 425 Register's Office for Davidson County, Tennessee. Ellis Mallone died on 02/11/2006 devising the property unto Geraldine Malone. Geraldine Mallone died on 06/09/2017. The Last Will and Testament of Geraldine Winston Mallone has been duly admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 17P-1279. Said Last Will and Testament directed that all real property be administered as part of the probate estate thereby vesting the subject real property in BroderickPernell Bayless as the duly appointed Executors of the Estate of Geraldine Winston Mallone with full power to sell real estate as specified in said Will. Powers further granted by Court Order entered 4/18/2018.

Ellis Malone and Ellis Mallone is the same person.

Geraldine Malone, Geraldine Mallone and Geraldine Winston Mallone is the same person.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, husband and wife by Executor's Deed from BroderickPernell Bayless, Executor of the Estate of Geraldine Winston Mallone, deceased, recorded on the 1st day of May, 2018 in Instrument No. 20180501-0040881, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Karen Johnson Davidson County
Batch# 440796 **DEEDWARR**
07/20/2020 01:14:56 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200720-0079424

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN LANGHAM LOTS, as recorded in Plat Book 57, Page(s) 91, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2211 Hermosa Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of July, 2020.

Joseph Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Spicer and Juanita Spicer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024