Karen Johnson Davidson County
Batch# 444855 DEEDWARR
07/28/2020 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200728-0082723

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2020.

Notary Public
My commission expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

13-2006-133744

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jimmie A. Beasley	CMG Mortgage Inc,	142-11-0-025.00
7154 Birch Bark Drive	3160 Crow Canyon RD, Suite 400	
Nashville TN 37221	San Ramon, CA 94583	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly A. Meyer and David A. Austell, devisees under the Last Will and Testament of James H. Austell, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jimmie A. Beasley and Cheryl Irvin Beasley**, hereinafter called the Grantees, their successors 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. 1, on the Plan of Section Five, Valley West, of record in Book 4175, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Austell and wife, Violet B. Austell by deed from Rena P. Smith, dated June 29, 1984, recorded July 2, 1984, of record in Book 6329, Page 760, Register's Office for Davidson County, Tennessee. The said Violet B. Austell having since died on July 22, 2011 married to James H. Austell. The said James H. Austell having since died testate on August 6, 2019 with his will being probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 19P1794. Last Will and Testament of James H. Austell devises all property to Violet if she survives him and then to Kimberly A. Meyer and David A. Austell. Kimberly A. Meyer and David A. Austell have been appointed as Co-Executors.

Further being the same property conveyed to Kimberly A. Meyer (beneficiaries under the will/grantees) and David A. Austell by Executor's Deed from Kimberly A. Meyer and David A. Austell (executors/grantors), dated March 18, 2020, recorded March 26, 2020, of record in Instrument No. 20200326-0033123, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7154 Birch Bark Drive, Nashville, TN 37221.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 24th day of July, 2020.

Kimberly A. Meyer

David A. Austell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kimberly A. Meyer, devisee und and David A. Austell,** 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 in Murfreesboro, TN, this 24th day of July, 2020.

State of Tennessee at Large

My Commission expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the 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 Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, 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: 3/17/2024

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY