Karen Johnson Davidson County
Batch# 454785 DEEDWARR
08/12/2020 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200812-0089742

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$200,000.00**

Subscribed and sworn to before me this 5 day of August, 2020.

Notary Public **Affiant**
My Commission Expires: 8-9-2023

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
CARLOS BELTRAN 213 CINDY PLACE GOODLETTSVILLE, TN 37072	Same as new owner	033-12-0-025.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL McCABE, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto the said **CARLOS BELTRAN, unmarried,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 193, as shown on the map entitled Gatewood, Section 1, of record in Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RICHARD B. BAWCOM AND WIFE, LYDIA V. BAWCOM, by deed from JONES LUMBER COMPANY, INCORPORATED, of record in Book 4093, page 913, dated January 16, 1967, said Register's Office.

RICHARD BELTON BAWCOM conveyed his interest in said property to LYDIA VEE BAWCOM, by Quitclaim Deed of record in Book 7004, page 411, dated September 22, 1986, said Register's Office.

LYDIA V. BAWCOM aka LYDIA VEE BAWCOM, died unmarried and testate on or about April 21, 2020. Pursuant to her will of record in Docket No. 20P954, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is devised to RACHEL MCCABE.

Being the same property conveyed to RACHEL McCABE by Quitclaim Deed from MELODY GRANT and BELINDA McCABE, being recorded simultaneously herewith in Instrument No. __202008120089741__, said Register's Office. See Affidavit of Heirship being recorded simultaneously herewith in Instrument No. ____202008120089740_____, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 5 day of August, 2020.

Rachel McCabe

RACHEL McCABE

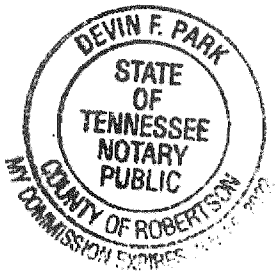
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **RACHEL McCABE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5 day of August, 2020.

Devin F. Park

NOTARY PUBLIC
My Commission Expires: 1/25/22



Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON