Karen Johnson Davidson County
Batch# 466519 DEEDWARR
08/31/2020 08:48:52 AM 4 pgs
Fees: $23.00 Taxes: $606.80
20200831-0098168

This Instrument Prepared By: Frederick L Beyers at 1960 VandeKarr Rd., Owosso, MI 48867

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Don Walker, married, of 4264 Brackenwood Dr, Old Hickory, TN 37138, (the "Grantor"), for and in consideration of 164,000.00 Dollars, does hereby sell, remise, release, and convey, with general warranty covenants, unto Frederick L Beyers and Janice L Beyers as trustee of The Frederick L Beyers and Janice L Beyers Joint Living Trust, dated October 12, 2009, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Southfork Subdivision, Section One, of record in Plan Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all or part of the same property described in the County Register's Deed book 10355, Page 924 and 925.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the Property, that the Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for any taxes not yet due but constituting a lien which are assumed by the Grantee. The Grantor also warrants to defend the title and quiet possession of the Property against the lawful claims of all persons.

IN WITNESS WHEREOF the Grantor has executed this instrument this 19 day of August, 2020.

Signed in the presence of:

Jeremy Bean
Signature

Jeremy Bean
Name

Don Walker

JEREMY BEAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires
September 20, 2021

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Shelby

Before me, Jeremy Bean a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Don Walker, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Warranty Deed, and acknowledged that they executed this Warranty Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 19 day of August, 2020.

Jeremy Bean
Notary Public, the State of Tennessee

JEREMY BEAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

County of Shelby

My commission expires: 09/20/2021

Don Walker

8-19-2020

Spousal Acknowledgement

I, Penni P Walker of 4264 Brackenwood Dr, Old Hickory, TN 37138, spouse of Don Walker, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Penni P Walker

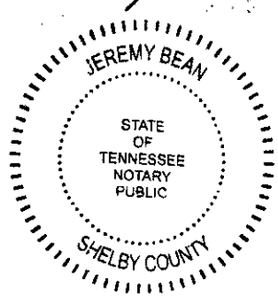
STATE OF TENNESSEE

COUNTY OF Shelby

Before me, Jeremy Bean, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Penni P Walker, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 19 day of August, 2020.

Jeremy Bean
Notary Public, the State of Tennessee



County of Shelby

My commission expires: 09/20/2021

Register's Fee $ 629.80

Mail Tax Notice to: Frederick L Beyers, 1960 VandeKarr Rd, Owosso, MI 48867
Parcel Number: 064-090-187-00

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STATE OF ~~TENNESSEE~~ MICHIGAN, COUNTY OF ~~Davidson~~ SHIAWASSEE :ss

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 164,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Frederick L Beyers + Janice L Beyers
Frederick L Beyers Janice L Beyers **AFFIANT**

SWORN TO AND SUBSCRIBED before me this 26 day of August, 2020

Kathy A. Hudson, **Notary Public**

My Commission Expires: 08/17/2024

KATHY A. HUDSON NOTARY PUBLIC SAGINAW COUNTY, MI

KATHY A. HUDSON
Notary Public, State of Michigan
County of Saginaw
My Commission Expires Aug. 17, 2024
Acting in the County of Shiawassee

RESPONSIBLE TAXPAYER:
FREDERICK L. BEYERS
1960 VandeKarr Rd
Owosso, MI 48867

PROPERTY ADDRESS:
4264 Brackenwood Dr.
Old Hickory, **Tennessee**

FILE NO.:

CLT No.:

MAIL TAX NOTICES TO:
SAME AS ABOVE.

PROPERTY OWNER:
Frederick L. Beyers and Janice L. Beyers Joint Living Trust

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