Karen Johnson Davidson County
Batch# 494029 DEEDWARR
10/12/2020 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $758.50
20201012-0118416

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 836672 494609-000327 Sandra Ryan	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 205,000.00 Affiant Subscribed and sworn to before me, this the 9th day of October, 2020 Notary Public My commission expires: May 7, 2024 (Affix Seal)

Andrea Suzore
State of Tennessee Notary Public
Davidson County

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Adriana Leon	NAME: New Owner
STREET ADDRESS: 2038 Pinecrest Drive Nashville, TN 37211	STREET ADDRESS:
MAP & PARCEL NO.: 162-09-0D-024.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bethany N. Beaty, an unmarried woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Adriana Leon, a single woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 2038 Pinecrest Drive, Unit 24, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 31 day of August, 2020.

x Bethany N. Beaty
Bethany N. Beaty

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Bethany N. Beaty, single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 31 day of August, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Katie Alexander
Notary Public
My commission expires June 19, 2022

KATIE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 19, 2022

Exhibit A

Land in Davidson County, Tennessee, Being Unit No. 24, Pinecrest Townhomes, A Planned Unit Development, as shown in Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development recorded at Instrument Number 20081230-0123641 and Amended at Instrument Number 20120328-0026504, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bethany N. Beaty, an unmarried woman by Special Warranty deed from J.D. Eatherly, married of record in Instrument No. 20160126-0007184 Register's Office for Davidson County, Tennessee, dated January 19, 2016 and recorded on January 26, 2016. (Value of consideration shown in aforementioned deed $145,900.00)

Being also known as 2038 Pinecrest Drive 24 Nashville, Tennessee 37211.

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)