Karen Johnson Davidson County
Batch# 517046 DEEDWARR
11/16/2020 12:51:01 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20201116-0134955

WARRANTY DEED

2020-1954

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of November, 2020.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JDG Investments, LLC 915 14th Avenue S Nashville, TN 37212	NEW OWNER	093-16-0-064.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frank L. Beasley and wife, Gwendolyn Y. Beasley**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JDG Investments, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

BEING LOT 96, AS SHOWN ON THE MAP ENTITLED MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 21, PAGE 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRANK L. BEALSEY AND WIFE, GWENDOLYN Y. BEALSEY BY QUIT CLAIM DEED FROM L.V. HENDKING DATED MARCH 8, 2005 AND RECORDED ON MARCH 16, 2005 IN INSTRUMENT NO. 20050316-0028892, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 103 Claiborne Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 9th day of November, 2020.

Frank L. Beasley

Gwendolyn Y. Beasley

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Frank L. Beasley and Gwendolyn Y. Beasley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of November, 2020.

Notary Public
My Commission Expires: 6-24-2023

