Karen Johnson Davidson County
Batch# 524560 DEEDWARR
12/04/2020 08:12:51 AM 2 pgs
Fees: $13.00 Taxes: $3,223.63
20201204-0140897

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

R 3:42 40

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2380TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 871,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of November, 2020.

Notary Public

Commission Expiration: 9-13-2021

APRIL M. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brandon Freyberger and Lauren Beamon 2133 Blair Blvd. Nashville, TN 37212	**SAME AS NEW OWNER.**	104-15-0-171.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Daniel Ramsey and Allison Ramsey**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Freyberger and Lauren Beamon, a single woman, and Brandon Freyberger, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 2133 Blair Blvd., Nashville, TN 37212, County of Davidson

Being Lot No. 2 on the Final Plat of James - Beard Subdivision, of record in Instrument No. 20020318-0033653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Daniel Ramsey, unmarried, by Warranty Deed from Mark Freeman Aaron and Jennifer Ann Vance Aaron, husband and wife, dated 01/22/2016 and recorded 01/26/2016 in Instrument No. 20160126-0007386, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 104-15-0-171.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2133 Blair Blvd., Nashville, TN 37212

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 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 20 day of November, 2020.

Daniel Ramsey by Allison Ramsey.
Daniel Ramsey by Allison Ramsey, Attorney in Fact
Attorney in fact

Allison Ramsey
Allison Ramsey

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 20 day of November, 2020, before me, appeared Allison Ramsey, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Daniel Ramsey, and that said instrument was signed in behalf of the said Daniel Ramsey, by himself as attorney-in-fact.

Witness my hand and official seal at office this 20 day of November. 2020.

Notary Public

Commission Expiration:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of November, 2020, before me personally appeared **Allison Ramsey**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20 day of November, 2020

Notary Public

Commission Expiration:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023