Karen Johnson Davidson County
Batch# 528318 DEEDWARR
12/09/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201209-0143898

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___day December 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 03 08 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michelle Fernandez	7 + M BANK	05208003200
(NAME)	(NAME)	
1221 Shawnee Road	10 CADILLAC DR STE 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **Anthony R. Beasley and wife Veronica D. Beasley**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michelle Fernandez, unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Wilson County, State of Tennessee, Being Lot No. 46 on the Plan of Sequoia Valley, Section I, as of record in Book 0, Page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Anthony R. Beasley and wife, Veronica D. Beasley by Deed from Stephen W. Collier and wife, Julie W. Collier, dated 02/05/1997 and recorded 02/10/1997, of record in Book 10345, Page 55, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Book 3700, Page 81, Covenants, conditions, easements and restrictions recorded in Book 4047, Page 877, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1221 Shawnee Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), his/her/their 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.

Effective the 1 day December 2020.

Anthony R. Beasley

Anthony R. Beasley

Veronica D. Beasley

Veronica D. Beasley

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony R. Beasley and Veronica D. Beasley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of December, 2020.

Notary Public:
My Commission Expires: 2/15/2021

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ROBIN DURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

