Karen Johnson Davidson County
Batch# 544612 DEEDWARR
01/04/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,467.05
20210104-0000644

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204001

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$396,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of December, 2020.

Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of December, 2020, among:

LOU ELLEN BEERMAN F/K/A LOU ELLEN BEERMAN SORROW, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DELANA PELLERIN, MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Plan of Whispering Hills, Section II-B of record in Plat Book 2331, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 277 fronts 172.8 feet on the Southerly side of Southcrest and runs back 264.1 feet on the Westerly line and 270.1 feet on the Easterly line to a dead line in the rear, measuring 112 feet thereon.

Being the same property conveyed to Harold E. Beerman, Jr. and wife, Ruby Evelyn Beerman by deed dated May 20, 1958 and record in Book 2749, Page 275, Register's Office of Davidson County, Tennessee. Harold E. Beerman Jr. having since died. Ruby Evelyn Beerman having since died.

Being the same property conveyed to Lou Ellen Beerman Sorrow by Last Will and Testament of Ruby Evelyn Beerman recorded on January 21, 2015, in Instrument No. 20150121-0005709.

Being the same property conveyed to Lou Ellen Beerman Sorrow by Quitclaim deed from John Hoover Sorrow, Jr. of record in Instrument No. 20160425-0039786 Register's Office for Davidson County, Tennessee, dated February 10, 2016 and recorded on April 25, 2016.

Being also known as 543 Southcrest Dr Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Lou Ellen Beerman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Lou Ellen Beerman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2020.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Delana Pellerin
Address: 543 Southcrest Dr
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: CapStar Bank
Address: 2002 Richard Jones Rd Suite 300A
City, State, Zip: Nashville, TN 37215

Tax ID: 147-15-0-060.00

True Copy Certification

I, **Nick Harris**, 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, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY