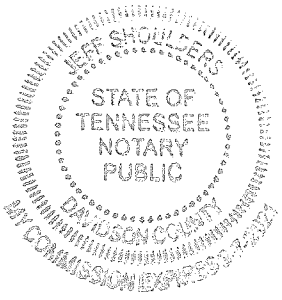
Karen Johnson Davidson County
Batch# 547452 DEEDWARR
01/05/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,559.55
20210105-0001784



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December, 2020.

NOTARY PUBLIC

My Commission Expires: 4-7-2021

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert B. Beck Jr. Sonia C. Beck 2764 Fleet Dr. Hermitage, TN 37076	Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467	117-04-0-185.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARTHA LU BECK, MARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT B. BECK JR. AND SONIA C. BECK, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 24, as shown on the map entitled Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 24 fronts 62.5 feet on the southerly side of Dallas Avenue and runs back between parallel lines 130.5 feet to an alley.

Being the same property vested in ROBERT B. BECK AND WIFE, MARTHA LU BECK by Final Decree Confirming Sale of record in Book 8078, Page 254, said Register's Office. ROBERT BECK has since conveyed his

interest in said property to MARTHA LU BECK by quitclaim deed of record in Instrument No. 20090202-0008735, dated January 29, 2009, said Register's Office.

This improved property is known as 1509 Dallas Avenue, Nashville, TN 37212.

THIS IS NOT THE RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

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. We do covenant with 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 unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 31st day of December, 2020.

Martha Lu Beck

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha Lu Beck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of December, 2020

Notary Public

My commission expires: 9-7-2021

JEFF SHOULDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Foster

Notary's Signature

My Commission Expires: 10/02/25

Notary' Seal (if on paper)

