Karen Johnson Davidson County
Batch# 564994 DEEDWARR
02/01/2021 11:35:30 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20210201-0014117

# WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2020-2437

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Jan., 2021

Notary Public

MY COMMISSION EXPIRES: 5-30-24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas M. Beck and Amanda H. Beck | Thomas M. Beck and Amanda H. Beck | 128-10-0-127.00 |
| (NAME) | (NAME) | |
| 646 Hicks Road | 31 Northumberland | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Kelly L. Richardson, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas M. Beck and Amanda H. Beck, husband and wife,** 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:

**Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Stacey Square, Section 4 of record in Plat Book 4460, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Kelly L. Richardson, a single person by Warranty deed from Emily Jean Nath, a single person of record in Instrument No. 20140819-0075100 Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 19, 2014 and Scrivener's Affidavit of Correction recorded on June 11, 2015 in Instrument No. 20150611-0055521.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 12, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4504, Page 406, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property, known as 646 Hicks Road, Nashville, TN 37221
(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 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 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 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/our hand(s) this 28 DAY OF JANUARY, 2021.

Kelly L. Richardson

Travis Lawrence Deck joins this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

Travis Lawrence Deck

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kelly L. Richardson and Travis Lawrence Deck, wife and husband, 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 at office, this 28th day of January, 2021.

Notary Public

My commission expires: _____

(SEAL)

My Commission Expires: 7-20-2024

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

CHERYE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-2021