Karen Johnson Davidson County
Batch# 580800 DEEDWARR
03/01/2021 01:19:30 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20210301-0025616

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN)
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $340,000.00

Affiant Signature

Subscribed and sworn to before me on this the 18TH Day of February, 2021.

Notary Public

My Commission expires 05/09/2023

KENYON J. SALES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Chad R. Jufer & Colleen N. Police
304 Draper Cir
Goodlettsville, TN 37072

SEND TAX BILLS TO:
LoanDepot.com 26642 Towne Centre Drive, Foothill Ranch, CA 92610
MAP AND PARCEL NUMBER: Tax ID #: 08207024401

WARRANTY DEED
21NT00268

Effective the 18TH Day of February, 2021 and 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,

BEC Innovations, LLC

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

Chad R. Jufer & Colleen N. Police, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Goodlettsville Heights Section Six, a plat of which is of record in Book 3600, page 98, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to BEC Innovations, LLC, by Quitclaim Deed from Blair Roedel and Cody Roedel, wife and husband, dated 10/12/2020 and recorded 12/22/2020 as Instrument No. 20201222-0152545, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 304 Draper Cir., Goodlettsville, TN 37072

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, expect 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 all 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 the 10th day of Feb, 2021

Blair Roedel, member, BEC Innovations, LLC

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Blair Roedel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be president (or other officer authorized to execute the instrument) of **BEC Innovations, LLC** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal at office, this the 18 day of Feb, 2021.

Notary Public

My commission expires: My Commission Expires September 2, 2024

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY