Karen Johnson Davidson County
Batch# 612055 DEEDWARR
04/12/2021 08:06:30 AM 6 pgs
Fees: $33.00 Taxes: $9,620.00
20210412-0047820

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233635**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00. Casey Drass Affiant Subscribed and sworn to before me, this 7th day of April, 2021. Notary Public My Commission Expires: 11/14/2024

HALE MCCLELLAN KATHLEEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. 11-16-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Beem, Jr. and Lauren Kay Simmons Beem 3910 Wallace Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116 16 0 151.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Carraher, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Beem, Jr. and Lauren Kay Simmons Beem, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-Subdivision of Lots 2 & 3 in Billuray Subdivision, Section 2 of record in Plat Book 4595, Page 143, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 105 feet on the Easterly margin of Wallace Lane and extends back 255.6 feet on the Southerly line and 269.35 feet on the broken Northerly line to a dead line in the rear, measuring 115.1 feet thereon.

Being the same property conveyed to Kevin Carraher, An Unmarried Man, by Warranty Deed from Colclasure Company, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20180615-0057657, in the Register's Office of Davidson County, Tennessee, dated June 13, 2018 and recorded on June 15, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Lots 2 & 3 in Billuray Subdivision, Section 2, as recorded in Plat Book 4595, Page(s) 143.

This is improved property located at 3910 Wallace Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2021.

Kevin Carraher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Carraher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2021.

Notary Public

My Commission Expires: September 24 2022

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On April 7th 2021 before me, Angela Strohecker, Notary Public,
(Here insert name and title of the officer)

personally appeared Kevin Carraher,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANGELA STROHECKER
Commission No. 2259527
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires September 24, 2022

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Lauren Carraher

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~California~~ San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Carraher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2021.

EZRA VALDEZ

Notary Public

My Commission Expires: 06/01/2022

Pls. see attached CA Ack. Form

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On April 7, 2021 before me, Ezra Valdez, Notary Public
(insert name and title of the officer)

personally appeared — Lauren Carraher —,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

EZRA VALDEZ
Commission No. 2244760
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires June 1, 2022

Signature _____ (Seal)

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 10/29/2023

