WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: RES-21-1506

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erlanger Investments One, LLP	Same	072 16 0 235.00
(NAME)	(NAME)	
11205 Lebanon Rd, unit 260 Mt. Juliet, TN 37122	Same	
(ADDRESS)	(ADDRESS)	

Karen Johnson Davidson County
Batch# 624937 DEEDWARR
04/29/2021 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210429-0057220

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM L. BEASLEY, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ERLANGER INVESTMENTS ONE, LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 on the Map of Dugger Heights, as of record in Book 1424, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William L. Beasley and Emma R. Beasley by Warranty Deed from Gary W. Standley and wife, Deborah C. Standley, and Lance V. Long and wife, Bethany D. Long, dated December 17, 2001, recorded December 19, 2001, in Instrument No. 20011219-0140263, in the Register's Office of Davidson County, Tennessee. William L. Beasley being the son of Emma R. Beasley.

Emma R. Beasley, having since died on July 25, 2006, leaving Dorothy A. Boyd, Theresa B. Grigsby, Hiram Beasley (now deceased) and William L. Beasley as Heirs-at-Law, pursuant to Affidavits of Heirship recorded in Instrument Nos. 20210420-0052922 and 20210420-0052923, in the Register's Office of Davidson County, Tennessee.

NOTE: Affidavits of Heirship for Emma R. Beasley, recorded in Instrument Nos. 20210226-0024362 and 20210226-0024363, contain incorrect information and fail to include Hiram Beasley.

Hiram Beasley having died January 29, 2008, leaving Kevin E. Beasley and Reggie Beasley as Heirs-at-Law, pursuant to Affidavits of Heirship recorded in Instrument No. 20210420-0052924 and 50210420-0052925, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to William L. Beasley by Quitclaim Deed from Theresa B. Grigsby, recorded in Instrument No. 20210226-0024364; and to William L. Beasley by Quitclaim Deed from Dorothy A. Boyd, recorded in Instrument No. 20210226-0024365, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to William L. Beasley by Quitclaim Deed from Reggie Beasley and Kevin E. Beasley, Heirs-at-Law of Hiram Beasley, recorded in Instrument No. 20210420-0052926, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1506 Corder Drive, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 27th day of April, 2021

William L. Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2021, before me personally appeared William L. Beasley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of April, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

