RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115687

Karen Johnson Davidson County
Batch# 634582 DEEDWARR
05/12/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $55.50
20210512-0063929

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021.

NOTARY PUBLIC

My commission expires: 4/13/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vance Watters 0 Sullivan Hollow Road Nashville, TN 37209	Same address as new owner	114 218.00

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and 00/100 Dollars ($15,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MINNIE LOUISE BEASLEY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **VANCE WATTERS**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on the north side of a· road generally known as the Sullivan Hollow Road, and being a portion of a tract of land of record in Book 1281, page 97, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point. in the center line of Sullivan Hollow Road and the DeMoss line, same, being Hugh Fisk's northwesterly corner, stake in line of northerly margin, of road; thence with the DeMoss line North 27 degrees West 417 feet to a stake in the DeMoss line, Hackberry pointer; thence leaving said line, North 59 degrees East 210 feet to a stake in a field; thence South 27 degrees East 417 feet to a point in the Sullivan Hollow Road, stake in line on northerly margin of road; thence with said road and Hugh Fisk's line, South 59 degrees West 210 feet to the· point of beginning. Containing 2 acres, be the same more or less. The above description includes and excludes an easement granted Nashville Electric Service, and all other utility easements of record.

Being the same property conveyed to Minnie Louise Beasley from Minnie Louise Beasley for the Estate of Danny Wilson Beasley, deceased, by Quitclaim Deed dated 01/05/2018 and recorded 02/07/2018 in Instrument No. 20180207-0012230, Register's Office of said County. Danny W. Beasley having since died on January 11, 2015 leaving a Last Will & Testament found in Will Book 16, Page 11, in the Probate Records for Cheatham County, Tennessee, Minnie Louise Beasley being the devisee of the subject

property per said Will.

Being the same property conveyed to Danny W. Beasley from Shirley Nadine Tidwell Beasley, by Quitclaim Deed dated 01/09/1986 and recorded 01/21/1986 in Book 6765, page 497, and Scrivener's Affidavit of record in Instrument No. 20180320-0026004, Register's Office of said County.

Being the same property conveyed to Danny W. Beasley and wife, Shirley Nadine Beasley from Hazel McCord, a widow, by Installment Deed dated 07/24/1965 and recorded 07/26/1965 in Book 3916, page 109, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of April, 2021.

Minnie Louise Beasley
MINNIE LOUISE BEASLEY

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, a Notary Public, Minnie Louise Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of April, 2021.

RENE PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-19-2024

Rene Porter
Notary Public

Rene Porter
Printed Notary Name

My commission expires: 11/19/24

True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022