WARRANTY DEED

Karen Johnson Davidson County
Batch# 638391 DEEDWARR
05/18/2021 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20210518-0066867

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/12/24
(AFFIX SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anthony Beckworth	Lennar Mortgage, LLC fka Eagle Home Mortgage, LLC	Parcel ID: 150 02 0 100.00
(NAME) 600 Bluewater Drive	(NAME) 15550 Lightwave Drive, Suite 200	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Clearwater, FL 33760	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **J. Wendell Beckworth and wife, Carol Beckworth**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony Beckworth, an unmarried man**, 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 2 on the Plan of Revision of Lots 1 Through 17, Lot 19, and Reserve Parcels 107 and 306, Castlegate, Section 4, of record in Plat Book 6900, Page 209, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to J. Wendell Beckworth and wife, Carol Beckworth, by Warranty Deed from L. Wayne Victory and wife, Sarah A. Victory, of record in Instrument No. 20010706-0072281, in the Register's Office of Davidson County, Tennessee, dated June 29, 2001 and recorded on July 06, 2001.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 600 Bluewater Drive, Nashville, TN 37217

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 our hands this 14 day of May, 2021

J. Wendell Beckworth

J. Wendell Beckworth

Carol L Beckworth

Carol Beckworth

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

(OR)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State J. Wendell Beckworth and wife, Carol Beckworth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY 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

Warranty Deed