WARRANTY DEED

Karen Johnson Davidson County
Batch# 659947 **DEEDWARR**
06/18/2021 03:00:27 PM 2 pgs
Fees: $13.00 Taxes: $671.55

20210618-0082831

DM-SB-BR-21-216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nikyra Beasley	**Bank of England**	
(NAME)	(NAME)	
216 Hickory Forge Drive	**P.O. Box 3490**	**163 11 0A 017.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Litlle Rock, AR 72203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MICHAEL THOMAS, A MARRIED PERSON AND GRISEL THOMAS, A MARRIED PERSON AND ERIKA THOMAS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NIKYRA BEASLEY, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 17, on the plan of Third Revision, Section Two, Bell Forge Village, of record in Plan 6900, Page 250, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael Thomas, a Married Person, Grisel Thomas, a Married Person, and Erika Thomas, a Single Person, as Joint Tenants with Right of Survivorship, by Special Warranty Deed from Wells Fargo Bank, N.A., as Attorney in Fact for Wells Fargo Financial Tennessee 1, LLC, of record in Instrument No. 20140220-0014674, in the Register's Office of Davidson County, Tennessee, dated February 12, 2014 and recorded on February 20, 2014.

This conveyance is subject to:
• 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 Third Revision, Section Two, Bell Forge Village, as recorded in Plat Book 6900, Page(s) 250.

• Declaration of Covenants, Conditions and Restrictions recorded in Book 6040, Page 538 as amendments recorded in Instrument No. 20061229-0160925 and Instrument No. 20190214-0014097.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Hickory Forge Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 whomscever. 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 the 15th DAY OF JUNE, 2021.

Michael Thomas

Grisel Thomas

Erika Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRISEL THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIKA THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212