Karen Johnson Davidson County
Batch# 661105 DEEDWARR
06/21/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210621-0083357

Prepared by:
Security Title & Escrow Co., LLC
1512 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Raymond M. Durant, unmarried**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Jacinto Beard and Karen Stansberry Beard, husband and wife**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Lot 22 on the Plan of Resubdivision of the Remainder of Lots 4 thru 8 and Part of Lot 3 of the Subdivision of the East Part of Lot 10 of The Harding Bosley Tract, also known as Olympic Park (formerly Shields Crest Row Houses), of record in Plat Book 547, Page 4, as revised in Instrument No. 20030516-0067328, and corrected in Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Raymond M. Durant by deed of record in Instrument No. 20190408-0031426, Register's Office of Davidson County, Tennessee.

Map & Parcel 81-06-0A-22

Property Address: 1921 28th Avenue, Nashville, Tennessee 37028

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 15 day of June, 2021.

Raymond M. Durant

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned, **Raymond M. Durant**, 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 15th day of June, 2021.

My commission expires:
01/25/2025

Notary Public

KEITH T. ASAMOTO
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires Jan. 25, 2025

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **350,000.00**.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2021.

My commission expires:
03/01/2025

Notary Public

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NEW PROPERTY OWNERS:

Jacinto Beard and Karen Stansberry Beard

1921 28th Avenue

Nashville, Tennessee 37028

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

