Karen Johnson Davidson County
Batch# 663460 DEEDWARR
06/24/2021 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20210624-0085248

**WARRANTY DEED**

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0344

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jacob Beauregard, married, sole ownership | Castle & Cooke Mortgage, LLC | Map: 07206005500 |
| (NAME) 916 Maynor Avenue | (NAME) 13751 South Wadsworth Park Dr. Ste 101 | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Draper, UT 84020 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-SIX THOUSAND AND NO/100 DOLLARS ($366,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CAROLYN J. HARTLEY, MARRIED,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JACOB BEAUREGARD, MARRIED, SOLE OWNERSHIP,**

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 No. 20 on the map of Maynor Place of record in Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carolyn J. Hartley, married, by deed from Bradley W. Jones, Jr., unmarried, of record in Instrument No. 20210326-0040415, dated March 25, 2021, see also Warranty Deed of record in Instrument No. 2014113-0104930, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 24, said Register's Office.

Furnish satisfaction and release of Judgment recorded in Instrument No. 20130122-0007131, in the said Office. In the alternative, furnish sufficient proof that said judgment debtor is not one and the same as the a prior owner, Natasha Williams.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 916 Maynor Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (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 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 21st day of June, 2021.

Carolyn J. Hartley

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

Witness my hand and official seal this, 21st day of June, 2021.

My Commission Expires: 02/28/2026

Notary Public

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

**Certification of Recorded Documents**

I, Laura Hamann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 21, 2021.

(AFFIANT) – Laura Hamann

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 21st day of June, 2021.

My commission expires: 4/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY