PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
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Karen Johnson Davidson County
Batch# 664741 DEEDWARR
06/24/2021 03:06:02 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20210624-0086079

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61835
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah Bethany Beacham 525 Harpeth Park Drive Nashville, TN 37221	Highlands Residential Mortgage 12001 N. Central Expressway, Suite 750 Dallas, TX 75243

TAX MAP PARCEL NUMBERS: 142070I01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Osborn Van Orman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Bethany Beacham,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 525 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Harpeth Park Townhomes of record in Instrument No. 20150430-0038713 amended in Instrument No. 20150615-0056309, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Osborn Van Orman, an unmarried woman by Warranty Deed from 7301 Highway 70, LLC a Tennessee limited liability company, dated May 18, 2017 and recorded on May 19, 2017 of record in Instrument No. 20170519-0050012, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150430-0038713 amended in Instrument No. 20150615-0056309, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. All Matters shown on the Plan of record in Book 5190, page 195, amended in Book 6501, page 474 and Book 8250, page 929, said Register's Office. Easement Agreement of record in Book 6483, page 907, said Register's Office. Easement to Harpeth Valley Utility District of record in Book 10791, page 725 and Instrument No. 20160520-0050707, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20160129-0008673, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150421-0035335, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150430-0038713, amended in Instrument No. 20150615-0056309, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 525 Harpeth Park Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 2021.

Jennifer Osborn Van Orman

Jennifer Osborn Van Orman

State of Tennessee

County of Davidson

On this 24th day of June, 2021, before me the undersigned authority, personally appeared Jennifer Osborn Van Orman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Sarah Bethany Beacham

Affiant

Sworn and subscribed before me this 24th day of June, 2021.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022