Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-6523

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 670977 DEEDWARR
07/06/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210706-0090455

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 61935
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Build Nashville DB2, LLC 601 44th Ave N. Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 11510005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ella B. Beesley**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Build Nashville DB2, LLC**, a Tennessee limited liability company, 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 Lot No. 214 on the Plan of West Meade Estates, Section One, of record in Book 2663, page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Meek and wife, Ella B. Meek, by Warranty Deed from A. B. Ivey and wife, Doris C. Ivey, dated March 12, 1963 and recorded on March 13, 1963, of record in Book 3529, page 115, Register's Office for Davidson County, Tennessee. The said Robert C. Meek passed on July 9, 1965. The said Ella B. Meek is now known as Ella B. Beesley. The said Ella B. Meek remarried to Fred W. Beesley. The said Fred W. Beesley has since died on March 2, 1979.

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 of record in Book 2663, page 110, said Register's Office, shows an owner's certificate, a 130 foot minimum building setback line from Currywood Drive, and a 10 foot easement for public utility purposes along the rear line of said lot; AND, a 2.5 x 25 foot utility anchor easement located on the northerly front corner of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4786, page 434, said Register's Office.

This is improved property, known as 6523 Currywood Drive, Nashville, TN 37205

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 1st day of July, 2021.

Ella B. Beesley

Ella B. Beesley

State of Tennessee

County of Davidson

On this 1st day of July, 2021, before me the undersigned authority, personally appeared Ella B. Beesley, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires: _____

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: $575,000.00.

Affiant

Sworn and subscribed before me this 1st day of July, 2021.

Carrie Callahan

Notary

My Commission Expires: 3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Mackenzie Hudson, 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 July 1, 2021.

Mackenzie Hudson
Affiant Signature

7/2/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 2 day of July, 2021.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-6523