Karen Johnson Davidson County
Batch# 685167 DEEDWARR
07/28/2021 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20210728-0101537

Warranty Deed

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $90,000.00 Affiant Subscribed and sworn to before me, this the 19th day of July, 2021. Notary Public My commission expires: 3/6/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Ross	New Owner(s)	043-01-0C-012.00-CO
4018 Moss Rose Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NELSON ANDREW BECK AND CHRISTAL DAWN BECK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK ROSS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 12, Homes at Pierce Road, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, as set forth in Exhibit " B" of record in Instrument No. 20200304-0024402, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Ruby Lee Grant by Warranty Deed from James T. Smith, et ux, Mary A. Smith of record in Book 5437, Page 571, Register's Office for Davidson County, Tennessee, dated May 16, 1979 and recorded on May 18, 1979.

Being a portion of the same property conveyed to Ruby Lee Grant by Warranty Deed from James T. Smith, et ux, Mary A. Smith of record in Book 5437, Page 574, Register's Office for Davidson County, Tennessee, dated May 16, 1979 and recorded on May 18, 1979.

Being a portion of the same property conveyed to Deborah Love by Quitclaim Deed from Ruby Lee Grant, of record in Instrument No. 20190717-0069960, Register's Office for Davidson County, Tennessee, dated August 09, 2018 and recorded on July 17, 2019.

Being a portion of the same property conveyed to Ruby Lee Grant by Quitclaim Deed from Deborah Love, of record in Instrument No. 20190808-0079096, Register's Office for Davidson County, Tennessee, dated August 05, 2019 and recorded on August 08, 2019.

Being a portion of the same property conveyed to Nelson Andrew Beck and Christal Dawn Beck, husband and wife by Warranty deed from Ruby Lee Grant, a widow of record in

Instrument No. 20190823-0084934 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 23, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1207 Pierce Road Lot 12, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of July, 2021.

Nelson Andrew Beck

Christal Beck

Christal Dawn Beck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nelson Andrew Beck and Christal Dawn Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of July, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/27/2021 (date of document).

Affiant Signature

07/27/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025