Karen Johnson Davidson County
Batch# 691541 DEEDWARR
08/05/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210805-0105672

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $150,000.00.

James Beckham
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of July, 2021.

Mary Birthright
NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James Beckham	Quicken Loans, LLC	043-14-0-184.00
(NAME)	(NAME)	
245-B Lanier Drive	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Detriot, MI 48226-1906	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Roy Criswell, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Beckham , a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 24 on the unrecorded Map of Margaret L. Dickenson's Subdivision, and described according to a survey by Bob Cummings, Land Surveyor, dated June 14, 1976, as follows:

Beginning at a point in the easterly margin of Lanier Drive at an iron pin being the common corner of Lot Nos, 23 and 24 (corner to Winsett Property); thence with the margin of said Drive, South 30 Degrees 15 minutes West 45 feet to a rock retaining wall; thence leaving said margin of said Drive South 70 degrees 06 minutes East 142.48 feet to an iron pin; thence South 03 degrees 59 minutes West 53.95 feet to an iron pin in the southerly line of Lot No. 24; thence with said southerly line South 86 degrees 01 minutes East 102 feet to a concrete monument, being the southeast corner of Lot No. 24; thence North 06 degrees 42 minutes East 70 feet to an iron pin, being the Northeast corner of Lot No. 24; thence North 70 degrees 06 minutes West 231.36 feet to an iron pin, being the point of beginning.

Being the same property conveyed to James Roy Criswell by Warranty deed from Capital Invest, LLC of record in Instrument No. 20160310-0022923 Register's Office for Davidson County, Tennessee, dated March 07, 2016 and recorded on March 10, 2016.

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. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 245-B Lanier Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of July, 2021.

James Roy Criswell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Roy Criswell, the herein bargainor, 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 the 30th day of July, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Certificate of Authenticity

I, the undersigned, 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 7/30/21.

Affiant Signature

7/30/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature

My Commission Expires: 4/20/23
Date

Notary's Seal

