Karen Johnson Davidson County
Batch# 691549 DEEDWARR
08/05/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $906.13
20210805-0105687

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH21-02243

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nzuzi Vantoto and Misenga Joelle Kabongo 2325 Elliston Pl Nashville, TN 37203	New Owners	092 15 0A 108.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerry B. Beckman and wife Tsuya D. Beckman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nzuzi Vantoto and Misenga Joelle Kabongo, husband and wife,** hereinafter called the Grantees, their successors 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 all of Unit No. 108, Elliston Place Quarters Condominiums, of record in Master Deed Book 6657, Page 72 and Amended of record in Book 7232, Page 259, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Jerry B. Beckman and wife, Tsuya D. Beckman, by Quitclaim Deed from Erich C. Zimmerman, of record in Instrument No. 20210623-0084928, in the Register's Office of Davidson County, Tennessee, dated June 15, 2021 and recorded on June 23, 2021.

Being the same property conveyed to Erich C. Zimmerman, by Quitclaim Deed from Jerry B. Beckman and wife, Tsuya D. Beckman, of record in Instrument No. 20161208-0128789, in the Register's Office of Davidson County, Tennessee, dated December 02, 2016 and recorded on December 08, 2016.

Being the same property conveyed to Jerry B. Beckman and wife, Tsuya D. Beckman, by Warranty Deed from Norrita L. Frizzell Kowalski, of record in Instrument No. 20050804-0092006, in the Register's Office of Davidson County, Tennessee, dated July 29, 2005 and recorded on August 04, 2005.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2325 Elliston Pl, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of July, 2021

Tsuya D. Beckman

Jerry B. Beckman

STATE OF TENNESSEE

COUNTY OF Williamson

On this 23rd day of July, 2021, before me personally appeared Tsuya D. Beckman and Jerry B. Beckman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/2024

EMILY CROWDER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CHEATHAM

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 7/23/21.

Affiant Signature

7/23/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 23rd day of July, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

