Karen Johnson Davidson County
Batch# 691851 DEEDWARR
08/06/2021 10:46:03 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20210806-0106130

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$405,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2021.

Notary Public

My commission expires: 9-30-2024

(AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lamont Jordan	**Lamont Jordan**	**083-08-0-138.00**
507 Rosebank Ave	**4027 Whites Creek Pike**	
Nashville, TN 37206	**Whites Creek, TN 37189**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Janie H. Beamer, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lamont Jordan, married

HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 18, as shown on the map entitled Plan of Rosewood Heights, Section I, of record in Plat Book 2133, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALPHONSO L. HARDAWAY, by deed from RODERICK B. STEELE AND WIFE, SAUNDRA G. BUCKINGHAM, of record in Book 9303, Page 494, dated March 28, 1994, said Register's Office.

Further being the same property conveyed to JANIE H. HARDAWAY, by quitclaim deed from G. WAYNE DAVIS, TRUSTEE, of record in Book 9614, Page 198, dated March 8, 1995, said Register's Office.

Further being the same property conveyed to JANIE H. BEAMER, AN UNMARRIED WOMAN, by Quitclaim deed from JANIE H. BEAMER, FORMERLY KNOWN AS JANIE H. HARDAWAY, AN UNMARRIED WOMAN, of record in Instrument No. 20110301-0016208 dated November 10, 2010, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **507 Rosebank Ave, Nashville, TN 37206**.

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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and

representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 5th day of August, 2021.

Janie H. Beamer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Janie H. Beamer**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **August, 2021.**

Notary Public

My Commission Expires: 8-17-23

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY