Karen Johnson
Batch# 708917
09/01/2021 03:51:08 PM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20210901-0118176

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Alan Christensen and Tessaly Tian Jen	New Owner	07212009900
(NAME) 2200 Stratford Avenue	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

ANNA ALICIA YOUNG, AN UNMARRIED WOMAN AND ERIC THOMAS BEOVICH, AN UNMARRIED MAN,

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

MATTHEW ALAN CHRISTENSEN, AN UNMARRIED MAN AND TESSALY TIAN JEN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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 No. 71 on the Map of Dalewood, Section I, as of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anna Alicia Young, an unmarried woman and Eric Thomas Beovich, an unmarried man, as joint tenants with right of survivorship by Deed dated June 1, 2020 from Bradley A. Cash and Brittany L. Cash, husband and wife, recorded June 2, 2020, in Instrument Number 20200602-0056581, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2200 Stratford Avenue, Nashville, TN 37216

LT&E File #18308

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4PR-21-2200

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 we do covenant with the said GRANTEES that 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 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 30th day of August, 2021

Anna Alicia Young

Eric Thomas Beovich by Anna Alicia Young, his attorney in fact

Eric Thomas Beovich by Anna Alicia young, his Attorney-In-Fact

State of Tennessee
County of WILLIAMSON

Personally appeared INDIVIDUALLY and as ATTORNEY IN FACT for ERIC THOMAS BEOVICH before me, the undersigned, a Notary Public in and for the said County and State, the within named Anna Alicia Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as his free act and deed.

Witness my hand and official seal this 30th day of August, 2021.

Notary Public
MY COMMISSION EXPIRES: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Anna Alicia Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eric Thomas Beovich and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Eric Thomas Beovich

Witness my hand and official seal this 30th day of August, 2021.

Notary Public
MY COMMISSION EXPIRES: 10/17/2021

LT&E File #18308