Karen Johnson Davidson County
Batch# 722164 DEEDWARR
09/23/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210923-0127893

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210800270

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$650,000.00

Cynthia Loche
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the ~~17th~~ 21st day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 10-21-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Simpson and Dhathri Chunduru **504 North 17th St.** **Nashville, TN 37206**	**SAME**	**083-06-0-354.00**

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, WE,

Melissa Logan, Unmarried and Ronald D. Beene and Pamela J. Beene, Husband and Wife

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

David Simpson and Dhathri Chunduru, husband and wife

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 the north 62-1/2 feet of the southerly 192-1/2 feet of Lot No. 3 on the Map of W. L. Horn's Spout Spring Tract, of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 3 fronts 62-1/2 feet on the westerly side of North 17th Street, formerly Hughes Avenue, and runs back between parallel lines 170 feet to the east line of Lot No. 2 of said Subdivision.

BEING the same property conveyed to Melissa Logan, an unmarried woman, and Ronald D. Beene and Pamela J. Beene, husband and wife, by Quitclaim Deed from Melissa Logan, dated 8/30/2018 and recorded 9/11/2018 in Instrument Number 20180911-0089869; and the same property previously conveyed to Melissa Logan, a married woman, as her sole and separate property, by Quitclaim Deed from Ian Cattle, dated 12/21/2016 and recorded 1/17/2017 in Instrument Number 20170117-0004852; and previously conveyed to Melissa Logan and husband, Ian Cattle by Warranty Deed from E. Scott Safford, married (joined by his spouse, Cari Safford), dated 6/9/2003 and recorded 6/12/2003 in Instrument Number 20030612-0081199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **504 North 17th St., 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 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 our hands this 17th day of September, 2021.

Melissa Logan by Ronald D Beene, Attorney-in-fact

Melissa Logan by Ronald D. Beene, Attorney in Fact

Ronald D Beene

Ronald D. Beene

Pamela J. Beene by Ronald D Beene Attorney in fact

Pamela J. Beene by Ronald D. Beene, Attorney in Fact

STATE OF OKLAHOMA
COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald D. Beene the bargainor(s) 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 at Owasso, OK this 17th day of September, 2021.

Commission Expires: 5-1-2024

Notary Public

R G MAYFIELD
Notary Public
State of Oklahoma
Commission #20004716
My Comm. Expires 5/1/2024

STATE OF OKLAHOMA
COUNTY OF Tulsa

On this the 17th day of September, 2021, before me personally appeared Ronald D. Beene to me known to be the person who executed the foregoing instrument in behalf of Melissa Logan as her Attorney in Fact, and acknowledged thatshe executed the same as the free act and deed of the said Melissa Logan.

Witness my hand and official seal at Owasso, OK, this the 17th day of September, 2021.

Commission Expires: 5-1-2024

Notary Public

R G MAYFIELD
Notary Public
State of Oklahoma
Commission #20004716
My Comm. Expires 5/1/2024

STATE OF OKLAHOMA
COUNTY OF Tulsa

On this the 17th day of September, 2021, before me personally appeared Ronald D. Beene to me known to be the person who executed the foregoing instrument in behalf of Pamela J. Beene as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Pamela J. Beene

Witness my hand and official seal at Owasso, OK, this the 17th day of September, 2021.

Commission Expires: 5-1-2024

Notary Public

R G MAYFIELD
Notary Public
State of Oklahoma
Commission #20004716
My Comm. Expires 5/1/2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/17/21 (date of document).

Jennifer Russell
Affiant Signature

9/20/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

