Karen Johnson Davidson County
Batch# 725378 DEEDWARR
09/28/2021 02:27:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20210928-0130326

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beneficial Partners LLC	Charlotte West Partners PLLC AttN; LB	
	(NAME)	
O Charlotte Pike	1113 Lillian Street	115-00-0-005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Martha Lu Beck,unmarried. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charlotte West Partner PLLC hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a parcel of land situated in Nashville, Davidson, County, Tennessee more particularly described as Parcel 5 of Metro Tax Map 115, being the same property as conveyed to Mr. and Mrs. Robert Beck as of record in Deed Book 8078 Page 238 of the Registers Office of Davidson County, Tennessee

Said property being more fully described as follows:

Beginning at the westerly most corner on said property, said point also being the intersection of the southerly right of way margin of Old Charlotte Pike and the northerly right of way margin of Charlotte Pike.

Thence along the southerly right of way margin of Old Charlotte Pike a long a line N47°32'44"E a distance of 353.38 feet to a point, thence continuing along said right of way margin to the left of a 420.0 foot radius point a long a curve for a length of 134.65 feet to a point, thence continuing along said right of way margin along a line N65°54'51"E a distance of 472.76 feet to a point said point also being the easterly most corner of said property and also being the intersection of the southerly right of way margin of Old Charlotte Pike and the northerly right of way margin of Charlotte Pike.

Thence along the northerly right of way margin of Charlotte Pike along a curve to the left of a 2827.79 foot radius point along said curve for a length of 710.90 feet to a point, thence continuing along said right of way margin along a line S63°55'52"W a distance of 242.60 feet to the point of beginning and containing 1.34 acres more or less.

Being the same property conveyed to Robert B. Back and wife, Martha Lu Beck by Final Decree of Confirming Sale from Emma D. Sloan or record in Book 8078, page 238, Register's Office for Davidson County, Tennessee, dated January 30, 1990 and recorded on April 02, 1990.

Robert B. Beck having since died on February 16, 2021.

Martha C. Beck is one and the same person as Martha Lu Beck.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as O Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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 21st day of September, 2021.

Martha Lu Beck

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha Lu Beck,unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of September, 2021.

Notary Public

My Commission Expires: 5-5-2025

(SEAL)

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

I Lisa Allard, 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 September 21, 2021.

Lisa Allard, Affiant September 21, 2021

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this September 21, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024