THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 728912 DEEDWARR
10/01/2021 12:47:53 PM 3 pgs
Fees: $18.00 Taxes: $1,351.98
20211001-0132435

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Carson W. Beck 102 Lakewood Dr. Madison, TN 37115	Same	061-11-0-085.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty-Five Thousand Four Hundred and 00/00 Dollars ($365,400.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CARSON W. BECK, Executor of the Estate of Robert B. Beck, Sr., deceased ("Grantor"), has bargained and sold, and by these present, transfers and conveys unto CARSON W. BECK, a married resident of the State of Tennessee, ("Grantee"), his heirs, successors and/or assigns, that certain real property located in Davidson County, Tennessee, being more particularly described on the Exhibit A attached hereto (the "Subject Property"):

The Subject Property is improved property known as 4205 Gallatin Pike, Nashville, Tennessee 37216. The Subject Property is conveyed to Grantee subject to (i) taxes and assessments which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all applicable governmental and zoning regulations, (viii) matter which may be revealed by a survey, and (ix) all rights and interests of parties in possession as tenants only.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his heirs, successors and/or assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set his signature, this 24 day of September, 2021.

GRANTOR:

Carson W. Beck, Executor

CARSON W. BECK, Executor of the Estate of
Robert B. Beck, Sr., deceased

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Josh Hankins, a Notary Public of the State and County aforesaid, personally appeared Carson W. Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Robert B. Beck, Sr., deceased, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Executor.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 24 day of September, 2021.

Notary Public

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Sixty-Five Thousand Four Hundred and 00/100 Dollars ($365,400.00).

AFFIANT

Sworn to and subscribed before me, this 24 day of September, 2021.

Notary Public

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

My Commission Expires: 11/22/21

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 29, as shown on the map entitled I. C. McMahan's Subdivision of Maplewood Lands, of record in Plat Book 547, Page 78, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to ROBERT B. BECK AND WIFE, MARTHA LU BECK, by deed from DONALD R. REDMAN, of record in Book 7961, Page 56, dated October 6, 1989, said Register's Office.

FURTHER BEING the same property conveyed to ROBERT B. BECK, by quitclaim deed from MARTHA LU BECK, of record in Instrument No. 20090202-0008736, dated January 29, 2009, said Register's Office. ROBERT BERYL BECK, SR. having since died testate on or about February 16, 2021. Pursuant to the Last Will and Testament of ROBERT BERYL BECK, SR., in Will Book 2021, Page 652, in the Chancery Court for Sumner County, Tennessee, Case No. 2021PR-137, in regards to said property, CARSON WILLIAM BECK has first right of refusal. CARSON W. BECK, being appointed EXECUTOR OF THE ESTATE OF ROBERT B. BECK, SR. Robert B. Beck, Robert Beryl Beck, Sr. and Robert B. Beck, Sr. are all one and the same.