...hnson Davidson County
Batch# 730212 DEEDWARR
10/05/2021 11:41:42 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20211005-0133751

This instrument was prepared by:
Foreman Watson Land Title
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0227

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $125,000.00

ALEXANDRA OWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of October, 2021.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Allison M. Beals 4324 Mars Dr., Nashville, TN 37217	New Owner	120-02-0-117.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christy Marie Honeycutt Lorenz, a married woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allison M. Beals, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judy Lee Minchey by Quitclaim deed from Johnny A. Beals and James C. Beals, Jr. and Judy Lee Minchey and Joseph Glen Beals of record in Instrument No. 20180831-0086473 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on August 31, 2018.

Judy Lee Beals Minchey died intestate January 8, 2021, her estate being administered through Davidson County Probate Court, Docket No. 21P393. She was survived by her only child, Christy Marie Honeycutt Lorenz. See Affidavit of Heirship of record at Instrument No. 20211005-0133750, Register's Office for Davidson County, Tennessee.

This is improved property known as **1324 Mars Dr., Nashville, TN 37217.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _X___Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Christy Marie Honeycutt Lorenz, Administratrix of the Estate of Judy Lee Beals Minchey, joins in this conveyance for the purpose of releasing any interest the estate may have on the subject property.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4 day of October, 2021.

Christy Marie Honeycutt Lorenz

Christy Marie Honeycutt Lorenz
Administratrix of the Estate of
Judy Lee Beals Minchey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christy Marie Honeycutt Lorenz, the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiants' own knowledge, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the foregoing statements.

Witness my hand and official seal at my office, this 4 day of October, 2021.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christy Marie Honeycutt Lorenz, the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that s/he is the Administratrix of the Estate of Judy Lee Beals Minchey, and that the statements contained in the foregoing Affidavit are true of Affiants' own knowledge, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the foregoing statements.

Witness my hand and official seal at my office, this 4 day of October, 2021.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023