Recording requested by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

Karen Johnson Davidson County
Batch# 731785 **DEEDWARR**
10/08/2021 09:44:51 AM 3 pgs
Fees: $18.00 Taxes: $592.00

20211008-0135385

File Number: 2021-2152
Parcel ID:

Warranty Deed

THIS INDENTURE made and entered into this 4th day of October, 2021 by and between Frank Beasley and Dorothy Beasley, husband and wife parties of the first part, and LaTrince E. Beasley, a married woman and Marquica L. Beasley, a married woman party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

Land situated in Davidson County, Tennessee:

Lot 307, J.M.T.J and G.W Harding's Subdivision, as shown on plat of record in Plat Book 21, Page 80, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Frank E Beasley and wife Dorothy M Beasley by Warranty Deed of record at Instrument No. 200306100079707, dated 06/05/2003 and recorded 06/10/2003, in the Register's Office of Davidson, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: City of Nashville and Davidson County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book Page and easements all being of record in Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

Frank Beasley

Dorothy Beasley

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

On this 4th day of October, 2021, before me personally appeared Frank Beasley and Dorothy Beasley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of October, 2021.

Notary Signature
My commission expires:

YULANDA PILLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 23, 2023
COUNTY OF RUTHERFORD

Property Owner Name and Address:
LaTrince E. Beasley and Marquica L. Beasley
1740 22nd Avenue North
Nashville, TN 37208

Mail Tax Bills To:
LaTrince E. Beasley and Marquica L. Beasley
4212 W Hamilton Rd
Nashville, TN 37218
Property Address: 1740 22nd Avenue North, Nashville, TN 37208 Parcel: 081 11 0 066.00

State of Tennessee
County of

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which $160,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 4th day of October, 2021

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Notary