Name and Address of New Owner:
Eric Christopher and Stephanie Christopher
4989 Edmondson Pike
Nashville, Tennessee 37211

Send Tax Bills To:
Eric Christopher and Stephanie Christopher
4989 Edmondson Pike
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 736433 DEEDWARR
10/14/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20211014-0138296

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 147-06-0-138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacques Beasley, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Christopher and Stephanie Christopher, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 677 on the Plan of Section Five, Caldwell Hall, of record in Plat Book 3106, Page 15, 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 Dan W. Wilson and wife, Martha Wilson by Warranty Deed from Edsel E. Reynolds and wife, Ruth W. Reynolds, of record in Book 4312, page 61, Register's Office for Davidson County, Tennessee, dated February 21, 1969 and recorded on February 24, 1969. (Value or consideration shown in aforementioned deed $14,125.00.)

Being the same property conveyed to Sherril Hensley by Quitclaim Deed from Martha Vester Wilson, a Widow, of record in Book 8441, page 384, Register's Office for Davidson County, Tennessee, dated September 11, 1991 and recorded on September 12, 1991. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Sherril Dean Beasley and husband, James B. Beasley by Quitclaim Deed from Sherril Hensley Beasley, of record in Instrument No. 20010611-0061042 Register's Office for Davidson County, Tennessee, dated June 05. 2001 and recorded on June 11, 2001. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Sherril Dean Beasley and husband, James B. Beasley, of record in Instrument No. 20200424-0043441 Register's Office for Davidson County, Tennessee, dated April 22, 2020 and recorded on April 24, 2020. (Value of consideration shown in aforementioned deed $145,000.00.)

Being the same property conveyed to Jim Bakke by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20200427-0043927 Register's Office for Davidson County, Tennessee, dated April 22, 2020 and recorded on April 27, 2020. (Value of consideration shown in aforementioned deed $190,000.00.)

Being the same property conveyed to Jacques Beasley, unmarried, by Warranty Deed from Jim Bakke, of record in Instrument No. 20201029-0126016 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 29, 2020. (Value of consideration shown in aforementioned deed $270,000.00.)

Being also known as 4989 Edmondson Pike, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of October, 2021.

_____(SEAL)
Jacques L. Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacques L. Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH E. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and seal this 4th day of October, 2021.

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

_____
Notary Public
My commission expires: 3/7/2023

File No. ST-21-1841

Certificate of Authenticity

I, Christie Daniels, 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 October 4, 2021.

Date

Christie Daniels

Affiant Signature

October 7, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of October, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY