Karen Johnson Davidson County
Batch# 740321 DEEDWARR
10/20/2021 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211020-0140956

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 210937534**

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2021.

Notary Public
My Commission Expires: _____

MEGAN DUPRIEST TENNESSEE NOTARY PUBLIC My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jonathan Cleek<br>7157 Bay Cove Trail<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>141-12-0B-090.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terrell W. Bean, Jr. and Amanda Bean, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Cleek, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Phase 5, Southampton of record in Plat Book 6900, Page 217, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Terrell W. Bean, Jr., unmarried by Warranty deed from Hassan Merani and wife, Jehan Merani of record in Instrument No. 20010629-0068929 Register's Office for Davidson County, Tennessee, dated April 17, 2001 and recorded on June 29, 2001. Amanda Bean joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for Terrell W. Bean, Jr. and Amanda Bean, which Power of Attorney is recorded in Instrument No. __20211020014095__ & ____20211020014095____ Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 217, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6120, Page 450, First Supplement filed in Book 7140, Page 345, Book 6231, Page 63, and Book 5971, Page 839, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition

or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictions of record in Book 9899, Page 191, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Southampton Homeowner's Association, Inc. of record in Book 6323, Page 132, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6355, Page 517, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7157 Bay Cove Trail Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of October, 2021.

Terrell W. Bean Jr. by Shira as Attorney-in-Fact
Terrell W. Bean, Jr.
by Shira Kingrey, as Attorney-In-Fact

Amanda Bean by Shira Attorney-in-Fact
Amanda Bean
by Shira Kingrey, as Attorney-In-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Terrell W. Bean Jr. and Amanda Bean and that they is authorized by Terrell W. Bean Jr. and Amanda Bean to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of October, 2021.

VIRGINIA DESJARLAIS
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

# Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/14/21.

Affiant Signature

10/18/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/18/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON