WHEN RECOREDED MAIL TO:
TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

Karen Johnson Davidson County
Batch# 749076 DEEDWARR
11/03/2021 03:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211103-0147399

R23716052

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JACQUELINE A. SOVERALL ERICKA J. BECCARI AMOS J. SOVERALL	JACQUELINE A. SOVERALL ERICKA J. BECCARI SOVERALL AMOS J. SOVERALL	150-01-0-139.00
2810 RURAL HILL CIR NASHVILLE, TN 37217	2810 RURAL HILL CIR NASHVILLE, TN 37217	

For good consideration, I (We) **ERICKA J. BECCARI SOVERALL, FORMERLY KNOWN AS ERICKA BECCARI, A SINGLE WOMAN, JACQUELINE SOVERALL, ALSO KNOWN AS JACQUELINE A. SOVERALL, A SINGLE WOMAN, AMOS J. SOVERALL, AN UNMARRIED PERSON AND SURVIVING SPOUSE OF DOTHNIE SOVERALL, DECEASED**, whose mailing address is 2810 RURAL HILL CIR, NASHVILLE, TN 37217, hereby bargain, deed and convey to **JACQUELINE A. SOVERALL, A SINGLE WOMAN, AND ERICKA J. BECCARI SOVERALL, A SINGLE WOMAN, AND AMOS J. SOVERALL, A WIDOWER, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 2810 RURAL HILL CIR, NASHVILLE, TN 37217, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 34 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 8, OF RECORD IN PLAT BOOK 3700, PAGE 101, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being The Same Property Conveyed To Ericka Beccari, A Single Woman, Jacqueline Soverall, A Single Woman, Dothnie Soverall And Amos J. Soverall, Husband And Wife, As Tenants By The Entirety By Deed From Ericka J. Beccari, A Single Woman Recorded 06/26/2006 In Deed Instrument No. 200606260076299, In The Register's Office Of Davidson County, Tennessee.

APN: 150-01-0-139.00

Property Address: 2810 RURAL HILL CIR, NASHVILLE, TN 37217

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 21 day of October, 2021.

ERICKA J. BECCARI SOVERALL F/K/A ERICKA BECCARI

JACQUELINE SOVERALL A/K/A JACQUELINE A. SOVERALL

AMOS J. SOVERALL

STATE OF)
) SS.
COUNTY OF)

On this 21 day of October, 2021, before me personally appeared **ERICKA J. BECCARI SOVERALL, F/K/A ERICKA BECCARI, JACQUELINE SOVERALL, A/K/A JACQUELINE A. SOVERALL** and **AMOS J. SOVERALL** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

ERICA WILKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 03-03-2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Jacqueline A Soverall
Signature of Affiant

Amos J. Soverall

Ericka J. Beccari Soverall

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 21 day of October, 20 21.

Notary Public
My Commission Expires: 03-03-2025

ERICA WILKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:
JACQUELINE A. SOVERALL
ERICKA J. BECCARI SOVERALL
AMOS J. SOVERALL
2810 RURAL HILL CIR
NASHVILLE, TN 37217

Name and Address of property owner:
JACQUELINE A. SOVERALL
ERICKA J. BECCARI SOVERALL
AMOS J. SOVERALL
2810 RURAL HILL CIR
NASHVILLE, TN 37217

Tennessee Certification of Electronic Document

I, Emily Snyder, 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 **10/21/2021** (date of document).

Affiant Signature

7-8-21
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 8th day of July, 2021.

Meredith Williams
Notary's Signature

MY COMMISSION EXPIRES: 11-1-24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MEREDITH WILLIAMS - Notary Public
Beaver County
My Commission Expires November 1, 2024
Commission Number 1301759