Karen Johnson Davidson County
Batch# 758385 DEEDWARR
11/19/2021 10:16:47 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20211119-0154104

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp
3310 West End Ave., Ste. 440
Nashville, TN 37203
P21-31191

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2021

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beats Living, LLC	NEW OWNER	MAP
100 S High St		PARCEL 172-12-0D-473.00-CO
Jackson, MO 63755		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Benjamin Cole Nathan, and Mary Stewart Schwarz Joint Tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beats Living, LLC, a Missouri Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 519 on the Plan of Final Subdivision Plat of Town Center Homes at Lenox Village, Section III, Urban Design Overlay of record in Plat at Instrument No. 20060118-0006550, 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 Christopher J. Mashburn and Kathryn E. Hardwick by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070425-0049376 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on April 25, 2007.

Being the same property conveyed to Christopher J. Mashburn by Quitclaim deed from Kathryn E. Hardwick Mashburn, formerly known as Kathryn E. Hardwick of record in Instrument No. 20190115-0003947 Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on January 15, 2019.

Being the same property conveyed to Benjamin Cole Nathan, a single man by Warranty deed from Christopher J. Mashburn, unmarried of record in Instrument No. 20191009-0103502 Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 09, 2019.

Being the same property conveyed to Benjamin Cole Nathan and Mary Stewart Schwarz, Joint tenants with right of survivorship by Quitclaim deed from Benjamin Cole Nathan of record in Instrument No. 20191010-0103911 Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 10, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8240 Persia Way, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 16 day of November, 2021.

Benjamin Cole Nathan

Mary Stewart Schwarz

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Cole Nathan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of November, 2021.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Stewart Schwarz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18 day of November, 2021.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public