393

WARRANTY DEED

Karen Johnson Davidson County
Batch# 760650 DEEDWARR
11/24/2021 01:15:02 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20211124-0156265

LR-KW-21-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/18/22
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reed Beck and Bruce Beck **M. Joy Beck**	New Owner	
(NAME)	(NAME)	**132-01-0-007.00**
1005 Maplehurst Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHELLY JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE BECK AND M. JOY BECK, HUSBAND AND WIFE, AS TO A 50% INTEREST AND REED BECK, UNMARRIED, AS TO A 50% INTEREST, AS JOINT TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being land in Davidson County, Tennessee, being the Northerly part of Lots No. 1 & 2; Block 14, on the map of College Park Subdivision, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

Said part of said lots No. 1 & 2 fronts 76.5 feet on the Easterly side of Rockdale Avenue and extends back between lines 129.8 feet on the Southerly line and 110 feet along the Northerly line, which runs along Maplehurst Lane, to a dead line in the rear on which it measures 89.6 feet.

Being the same property conveyed to Shelly Nichole Loggins by Warranty deed from Rainey Hillyer n/k/a Rainey H. Mitchell, married of record in Instrument No. 20160201-0009525 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on February 1, 2016.

Shelly Nichole Loggins has since married, and is now known as Shelly Johnson.
Timothy Johnson joins in this conveyance to convey any interest he may have in subject property, marital or otherwise.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee.
- Easements for Storm Sewer granted to Metropolitan Government and Davidson County of record in Book 3678, Page 500, and in Book 3839, Page 94, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Maplehurst Lane, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23 DAY OF NOVEMBER, 2021.

Shelly Johnson

Timothy Johnson by Shelly Johnson, Attorney in Fact
By: Shelly Johnson, 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, SHELLY JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN KYLE HALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLY JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that she is the Attorney in Fact for TIMOTHY JOHNSON, and is authorized by TIMOTHY JOHNSON to execute this instrument on his behalf. Pursuant to Power of Attorney of Record in Instrumentment No.: 20211124-0156264, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 23rd of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN KYLE HALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212