Karen Johnson Davidson County
Batch# 787687 DEEDWARR
01/11/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20220111-0003577

WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $815,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF JANUARY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2537LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jason R. Begue and Pamela Begue	Trustmark National Bank	
3452 Crestridge Drive	PO Box 22869	118 10 0 143.00
Nashville, TN 37204	Jackson, MS 39225	

FOR AND IN 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, WE,

LORI ADAMSON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON R. BEGUE AND PAMELA BEGUE, HUSBAND AND WIFE

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. 85 and the southwesterly part of Lot No. 86 on the map of Part of the O.F. Noel Estate, Pleasant Valley, of record in Plat Book 1424, page 63, Register's Office of Davidson County, Tennessee and described according to a copy of a survey made by Wm. A. Pitts, July 16, 1949, as follows: Said lot and part of lot adjoin and front together 67.1 feet on the westerly side of Crestridge Drive and runs back between lines 139.2 feet on the south line of Lot No. 85 and 168.6 feet on the northeast line of the southwest part of Lot No. 86 to a dead line, measuring 138 feet thereon.

Being the same property conveyed to Lori Adamson, an unmarried woman, by Warranty Deed from Chris A. DeLong and Karol Ann DeLong, husband and wife, of record in Instrument no. 20170127-0008896, in the Register's Office of Davidson County, Tennessee, dated January 20, 2017 and recorded on January 27, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

7. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part of the O.F. Noel Estate, Pleasant Valley, as recorded in Plat Book 1424, Page(s) 63.

This is improved property known as 3452 Crestridge Drive, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 21 day of December, 2021

Lori Adamson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, LORI ADAMSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro (City), Tennessee, this 21 day of December 21.

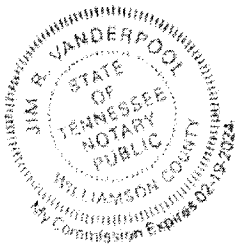
Notary Public

My Commission Expires: 6-27-23

WENDY L WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I Lisa Allard, 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 January 4, 2022.

Lisa Allard, Affiant January 4, 2022



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 4, 2022.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024