BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 809812 DEEDWARR
02/23/2022 10:31:51 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20220223-0020434

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $520,000.00.

Jenny Morgan
AFFIANT

Subscribed and sworn to before me, this 10th day of February, 2022

Shanae McFerrin
NOTARY PUBLIC
My Commission Expires: 5/5/2025

SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Paul Francis Bucchi 2728 East Blackhurst Rd. Midland, MI 48642	New Owner	103-08-0-165.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of February 2022, the undersigned, **Joe B. Beckham, Jr., individually, and as Trustee of Joe B. Beckham, Sr. Revocable Trust,** hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Paul Franics Bucchi, a married man** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of and more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of the northerly 250 feet of Lot No. 330 on the map of Richland Realty Company's West Lawn Subdivision, of record in Book 421, page 32, Register's Office for said County. Said part of said lot fronts 50 feet on the southerly side of West Lawn Drive, also known as Westlawn Drive, and runs back between parallel lines 250 feet to a dead line on which it measures 50 feet.

Being the same property conveyed to Joe B. Beckham and wife, Pauline G. Beckham, by Warranty Deed dated April 11, 1975, and recorded April 14, 1975, from Betty Jean Pappas, W. R. Lawson, Jr. and Harold Francis Lawson, of record in Book 4903, page 809, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Joe B. Beckham Sr. Revocable Trust by the Last Will and Testament of Joe B. Beckham, Sr. as admitted to probate under case number 20P762, Davidson County Circuit Court, of record as Instrument No. 20201109-0131333, Register's Office for Davidson County, Tennessee.

The captioned property is not the homestead of Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **4001A Westlawn Drive Nashville, TN 37209**.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we so covenant with the said GRANTEE 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, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This the 10th day of February 2022.

Joe B. Beckham, Jr., individually, and
as Trustee of the Joe B. Beckham, Sr. Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Joe B. Beckham Jr. individually, and as Trustee of the Joe B. Beckham, Sr. Revocable Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of February, 2022

Notary Public

My Commission Expires: 5/5/2025

