Karen Johnson Davidson County
Batch# 810975 DEEDWARR
02/24/2022 11:01:37 AM 2 pgs
Fees: $13.00 Taxes: $3,848.00
20220224-0021074

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File No. EM-21-1872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Lancaster Beckner, Jr. and Molly McKay Beckner	New Owner	
(NAME)	(NAME)	
325 Chamberlin Street		092-13-0-276.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we, **Steven Dwyer and Samantha Dwyer, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Lancaster Beckner, Jr. and Molly McKay Beckner, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, 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. 12, Block 27 on the Plan of Plummer Place and Part of Blocks Nos. 3, 8,13,18 and 23 in Charlotte Park 2nd Addition to Nashville of record in Plat Book 161, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property - a survey made by Bob Cummings - Land Surveyors dated April 6, 1987, as follows:

Said Lot No. 12 fronts 50 feet on the Westerly margin of Chamberlin Street, formerly known as Center Street, and extends back 154 feet, more or less, on the Northerly line and 154 feet, more or less, on the Southerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Steven Dwyer and Samantha Dwyer, husband and wife by Warranty deed from MOMO Real Estate Investment, Inc. and American Eagle Construction, LLC of record in Instrument No. 20180711-0067233 Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 11, 2018. Being also known as 325 Chamberlin Street Nashville, Tennessee 37209.

This is property more commonly known as 325 Chamberlin Street, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 22nd day of February, 2022.

Steven Dwyer

Samantha Dwyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2022, before me personally appeared Steven Dwyer and Samantha Dwyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of February, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024