Karen Johnson Davidson County
Batch# 812299 DEEDWARR
02/28/2022 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220228-0022284

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $295,000.00.<br><br>Affiant<br><br>*Subscribed and sworn before me this 16th day of February, 2022.*<br><br>Notary Public<br>My commission expires: 03/03/2025<br>(Affix Seal) |
|---|---|

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

THIS INSTRUMENT PREPARED BY
Mockingbird Title & Escrow / Teresa M. Morgan, PO Box 60711, Nashville, Tennessee 37206

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Beatrice Clare Troxel<br>Bradley S. and Lori A. Troxel<br>2912 Oakland Ave.<br>Nashville, TN 37212 | Beatrice Clare Troxel<br>Bradley S. and Lori A. Troxel<br>2912 Oakland Ave.<br>Nashville, TN 37212 | 119-14-0-023.00 |

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, I,

**EMILY HARPER BEARD, A MARRIED WOMAN, and JOHN STEWART HARPER, AN UNMARRIED MAN**

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

**BEATRICE CLARE TROXEL, AN UNMARRIED WOMAN, and BRADLEY S. TROXEL AND LORI A. TROXEL, HUSBAND AND WIFE, WITH RIGHTS OF SURVIVORSHIP BETWEEN ALL THREE PARTIES**

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. 12, Block "E" on the Plan of Woodbine Courts, II, not of record. Said Lot No. 12 is described as follows:

Beginning at a point in the Northerly margin of Tanksley Avenue at the corner of Lots Nos. 11 and 12; thence with the line between said lots, Northerly 155.5 feet to the corner of said Lots and of Lots Nos. 18 and 19; thence with the line between said Lots Nos. 12 and 18, Easterly 75 feet to the corner of said Lots and of Lots Nos. 13 and 17; thence with the line between Lots Nos. 12 and 13, Southerly 155.5 feet to the North margin of Tanksley Avenue; thence with the margin of the same, westerly 75 feet to the beginning.

Being the same property conveyed to Neil Harper, by Warranty Deed from Joe Atwood Roberson, of record in Book 10036, Page 942, in the Register's Office of Davidson County, Tennessee, dated April 26, 1996 and recorded on May 02, 1996.

The said Neil Harper being deceased as of April 23, 2021 (also see Probate Docket No. 21P-1852 in Circuit Court of Davidson County, Tennessee).

The said Neil Harper was one and the same as Walter Neil Harper.

This conveyance is subject to: 1) Davidson County property taxes due and payable for 2021 shall be paid at settlement; 2) All restrictions of record, including those not of public record for the Plan of Woodbine Court, II; 4) All easements of record; 5) All visible easements; 6) All applicable government and zoning regulations.

This is improved property known as **242 Tanksley Avenue, Nashville, Tennessee 37212**
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 hand this 16th day of February, 2022.**

BY:_____
**EMILY HARPER BEARD**

BY:_____
**JOHN STEWART HARPER**

I, Charles Moorman Beard, am the legal spouse of Emily Harper Beard and hereby join in the execution of this Warranty Deed to waive any and all marital interest or claim to the subject property that I may have now or in the future.

BY: _____
**CHARLES MOORMAN BEARD**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 16th day of February, 2022, before me, the undersigned, personally appeared Emily Harper Beard known to me to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC _____
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 16th day of February, 2022, before me, the undersigned, personally appeared John Stewart Harper known to me to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC _____
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 16th day of February, 2022, before me, the undersigned, personally appeared Charles Moorman Beard known to me to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC _____
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 02/16/2022 (date of document).

**Affiant Signature**

02/16/2022

**Date**

State of Tennessee County of Davidson Sworn to and subscribed before me this 16th day of February, 2022.

**Notary Public**

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024