THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36876-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Elizabeth Chandler Beasley Affiant Subscribed and sworn to before me this 18th day of March, 2022. Lydia H Weaver Notary Public My Commission Expires:

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Elizabeth Chandler Beasley 4400 Belmont Park Terrace #183 Nashville, TN 37215	**Send Tax Bills To:** Kingsley Home Loans 4004 Hillsboro Pike #216B Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 131030B18300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna Wittman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Chandler Beasley, unmarried*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

***woman**

This is improved property located at 4400 Belmont Park Terrace #183, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 825119 DEEDWARR
03/18/2022 03:57:51 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50

20220318-0031862

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of March, 2022.

Donna L. Wittman

Donna Wittman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donna Wittman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, TN, Being Building Site 183 on the Plan of Arden Place, of record in Plat Book 4955, Page 5, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donna Wittman, by Warranty Deed from Deborah W. McIntyre, unmarried, of record in Book 11006, Page 930, in the Register's Office of Davidson County, Tennessee, dated June 26, 1998 and recorded on July 06, 1998.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee..
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four, Arden Place, as recorded in Plat Book 4955, Page(s) 5.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455; as Supplemented in Book 4819, Page 564; Book 4916, Page 277; Book 5019, Page 942; Book 5091, Page 66; Book 5129, Page 120; Book 5163, Page 384; Book 5231, Page 375; Book 5351, Page 592 and Book 5514, Page 636 and as amended in Instrument No. 20070816-0098235; Instrument No. 20140801-0069316; Instrument No. 20171017-0106296 and Instrument No. 20211229-0171164.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4628, Page 473.