Karen Johnson Davidson County
Batch# 832073 DEEDWARR
03/31/2022 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220331-0037188

This Deed Prepared By:
J. Wayne Thomas, Attorney at Law
277 Mallory Station Road, Suite 102
Franklin, TN 38067

When Recorded Return to:
FOUNDATION TITLE
277 Mallory Station Rd Suite 102
FRANKLIN, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

Map and Parcel No. 118 10 0 057.00

I/we hereby declare that the actual consideration for this transfer is $300,000.00.

Address of New Owner:
Susan Blair and William Pepe
839 Sutton Hill Road
Nashville TN 37204

AFFIANT

Sworn to and subscribed before me this 22nd day of March, 2022.

Send Tax Notices To:
Same

NOTARY PUBLIC

My commission expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DEC 7, 2024

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of making a reconveyance to Susan Blair, as to a 58% undivided interest, and William Pepe, as to a 42% undivided interest, as tenants in common, without the right of survivorship, the undersigned, Richard James Beeler and Susan Blair, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey unto to J. WAYNE THOMAS, Trustee, his successors and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being the easterly 90 feet of Lots Nos. 60 and 61 on the Map of Sutton Hill, Section of Marengo Park, as of record in Book 974, Page 67, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front 90 feet on the southerly side of Sutton Hill Road, and run back between parallel lines 150 feet to the north line of lot 62.
>
> Being the same property conveyed to Richard James Beeler and Susan Blair, joint tenants with rights of survivorship from Trustees of Kayne Avenue Baptist Church of Nashville, Tennessee by Warranty Deed dated February 28, 2002 and recorded on March 05, 2002 in Instrument no. 20020305-0027186, Register's Office for Davidson County, Tennessee.

This is improved property known as 839 Sutton Hill Road, Nashville, TN 37204.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said Richard James Beeler and Susan Blair have hereunto set their signature, on this, the 15th day of March, 2022.

Richard James Beeler
RICHARD JAMES BEELER

Susan Blair
SUSAN BLAIR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard James Beeler, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 15th day of March, 2022.

My commission expires: 05/21/2022

NOTARY PUBLIC

DEBORA L. MARGRAVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Blair, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 15th ~~day of March, 2022.~~

My commission expires: _____

NOTARY PUBLIC

J. Wayne Thomas
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON - My Commission Expires 11-03-2025

AND NOW I, the said J. WAYNE THOMAS, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to Susan Blair, as to a 58% undivided interest, and William Pepe, as to a 42% undivided interest, as tenants in common, without the right of survivorship, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the easterly 90 feet of Lots Nos. 60 and 61 on the Map of Sutton Hill, Section of Marengo Park, as of record in Book 974, Page 67, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front 90 feet on the southerly side of Sutton Hill Road, and run back between parallel lines 150 feet to the north line of lot 62.
>
> Being the same property conveyed to Richard James Beeler and Susan Blair, joint tenants with rights of survivorship from Trustees of Kayne Avenue Baptist Church of Nashville, Tennessee by Warranty Deed dated February 28, 2002 and recorded on March 05, 2002 in Instrument no. 20020305-0027186, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said J. WAYNE THOMAS, TRUSTEE, has hereunto set his signature, on this, the 21st day of March, 2022.

J. WAYNE THOMAS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. WAYNE THOMAS, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 21st day of March, 2022.

R. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

My commission expires:

NOTARY PUBLIC

Certificate of Authenticity

I, Tonya Loftin, 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 **March 15 & 21, 2022**.

Date

Tonya Loftin
Affiant Signature

March 24, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 24th day of March, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)