RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-6461-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 837565 DEEDWARR
04/11/2022 09:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,875.90
20220411-0041604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00.

Katie Fiore
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of March, 2022

NOTARY PUBLIC

My commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Fiore 6504 Upton Lane, Nashville, TN 37209	Same address as new owner	102-07-0-064, 102-07-0-129

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVEN THOUSAND AND 00/100 Dollars ($507,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MAURICE EDWARD BESSIRE, SUCCESSOR TRUSTEE OF THE JOAN BESSIRE REVOCABLE TRUST DATED DECEMBER 20, 2017, AND MICHAEL BESSIRE, II,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATIE FIORE , AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of Lot 2 on the plan of Lot 2, Charlotte Park, Section 26 and Lot 1, Beacon Square, Section 1, as shown on plat of record in Plat Book 11700, Page 34, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 2 fronts 85.62 feet on the northeaserly side of Upton Lane and extends back 150 feet on the northwesterly line and 99.85 feet on the southeasterly line to a deadline in the rear, which is a broken line measuring 126.21 feet thereon.

Being the same property conveyed to Maurice Edward Bessire, Successor Trustee of the Joan Bessire Revocable Trust dated December 20, 2017 and Maurice Bessire, II by Quitclaim Deed from Maurice Edward Bessire, Successor Trustee of the Joan Bessire Revocable Trust dated December 20, 2017 dated March 23, 2022 and of record in Instrument No. 20220404-0033338 in the Office of the Davidson County Register of Deeds.

Being the same property devised to the Joan Bessire Revocable Trust by the Last Will and Testament of Joan Bessire, in Instrument No. 20220202-0012239, in the Register's Office for Davidson County,

Tennessee, dated December 20, 2017 and recorded on February 2, 2022.

And being the same property conveyed to Frank E. Bessire and wife, Joan Bessire, by Warranty deed from James M. Gunter and Billy H. Teal, a partnership, dated April 7, 1978, in Book 5271, Page 968, said Register's office. Frank E. Bessire died on November 29, 2017, the said property vesting at this death in Joan Bessire as the surviving tenant by the entirety. The said Joan Bessire died on November 7, 221. The property was devised to and vested in the Joan Bessire Revocable Trust dated December 20, 2017 per the terms of the Last Will and Testament for Joan Bessire. Maurice Edward Bessire executed this instrument as the Successor Trustee of the Joan Bessire Revocable Trust dated December 20, 2017.

Being part of Lot 2 on the plan of Lot 2, Charlotte Park, Section 26 and Lot 1, Beacon Square, Section 1, as shown on plat of record in Plat Book 11700, Page 34, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

TRACT TWO:
Commencing at an existing concrete monument in the northeasterly margin of Upton Land at the common corners of redefined Lot Nos. 1 and 2, said lots being further described on a Final Subdivision Plat entitled Lot 2, Charlotte Part, Section 26, Lot 1, Beacon Square, Section 1 as prepared by Daniels & Associates, Public Land Surveyors, dated August 30, 1999, of record in Plat Book 1170, Page 34, Register's Office for Davidson County, Tennessee, thence North 56 deg. 42 min. 19 sec. East 99.85 feet to an existing concrete monument, said concrete monument the POINT OF BEGINNING for the real property herein described;

Thence, North 07 deg. 30 min. 36 sec. East 76.32 feet to an existing concrete monument;

Thence North 41 deg. 58 min. 41 sec. West 50.45 feet to an existing concrete monument;

Thence, North 48 deg. 07 min. 37 sec. East, passing an iron rod, 169.03 feet from said existing concrete monument, a total distance of 255.03 feet to the approximated centerline of a creek;

Thence, with the centerline of said creek, Southeasterly approximately 146.25 feet to the point of intersection of the centerline of said creek and the northeasterly extension of the new common line between said Lot Nos. 1 and 2;

Thence, South 56 deg. 42 min. 19 sec. West, passing two iron rods, the first being approximately 41 feet from said intersection and the second being approximately 137.14 feet from said intersection, a total distance of approximately 282.14 feet to that concrete monument being the POINT OF BEGINNING of the tract conveyed herein.

Being the same property conveyed to Maurice Edward Bessire, Successor Trustee of the Joan Bessire Revocable Trust dated December 20, 2017 and Maurice Bessire, II by Quitclaim Deed from Michael Bessire, II dated March 23, 2022 and of record in Instrument No. 20220404-0038537 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to Michael Bessire II and Joan Bessire, as tenants in common with the right of survivorship from by Quitclaim Deed from Joan Bessire, of record in Instrument No. 20200129-0010598, in the Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on January 29, 2020. Joan Bessire having since died on November 7, 2021, the said property vesting at her death in Michael Bessire, II as the surviving tenant in common with right of survivorship

Being the same property conveyed to Frank E. Bessire and wife, Joan Bessire, by Quitclaim Deed from Haudie M. Spencer, a Widow, of record in Instrument No. 20001122-0115331, in the Register's Office for Davidson County, Tennesse, dated November 21, 2000 and recorded on November 22, 2000. Frank E. Bessire having since died on November 29, 2017, the said property vesting at this death in Joan Bessire as the surviving tenant by the entirety.

Being parts of the sam property conveyed to Kenneth C. Spencer and Wife, Haudie M. Spencer, by Warranty Deed from Howard J. C. Anderson and wife, Jacqueline R. Anderson, of record in Book 5381, Page 320, Register's Office for Davidson County, Tennessee, dated January 2, 1979 and recorded on January 3, 1979. Kenneth C. Spencer died on September 13, 1997, the said property vesting at this death in Haudie M. Spencer as the surviving tenant by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 6504 Upton Lane, Nashville, TN 37209

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of March, 2022

GRANTOR(S)

Joan Bessire Revocable Trust dated December 20, 2017.

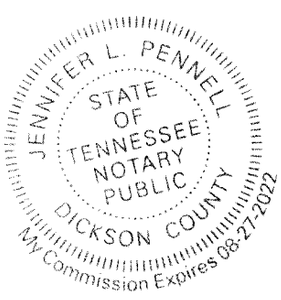
By: _____
Maurice Edward Bessire, Successor Trustee

_____
Michael Bessire, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the named Maurice Edward Bessire, Successor Trustee of Joan Bessire Revocable Trust dated December 20, 2017 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 seal, this the 23rd day of March, 2022.



_____
Notary Public

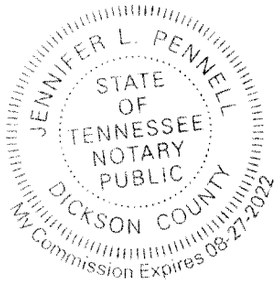
Jennifer L. Pennell
Printed Notary Name

My commission expires: 8/27/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the named Michael Bessire, II, 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 seal, this the 23rd day of March, 2022.



Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: 8/27/22

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 25, 22.

Affiant Signature

03/25/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 03/25/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal