Karen Johnson Davidson County
Batch# 844104 DEEDWARR
04/22/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220422-0046547

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Donald S. Beard
308 Paragon Dr.
Bell Buckle, TN 37020

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wildcat Lending Fund Two, LP
4800 Dexter Drive
Plano, Texas 75093

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

Map/Parcel
#059-14-0-105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mid Drake, unmarried,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Donald S. Beard,** hereinafter called the "GRANTEE", his 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. 11 on the Plan of Haynes Manor Section 1**, recorded in Book 3600, page 85, Register's Office of Davidson County, Tennessee.

Said Lot No. 11 fronts 75.74 feet on the Southwesterly margin of Boatner Drive and runs back between lines measuring 140 feet on the Northwesterly line and 135.6 feet on the Southeasterly line, to a line in the rear which measures 49.1 feet.

Being the same property conveyed to Mid Drake and wife, Elzirah F. Drake, an 84.5% interest, and Elvirah Z. Finley, a 15.5% interest, by Warranty Deed dated August 3, 1970, from Willie Henry Clark and wife, Bessie M. Clark, or record in Book 4437, page 1, Register's Office for Davidson County, Tennessee. The said Elvirah Finley then conveyed her interest in the property to Mid Drake and Elzirah Drake, a married couple, as joint tenants with right of survivorship, by Quitclaim Deed dated September 14, 2012, of record in Instrument No. 20120921-0085845, Register's Office for Davidson County, Tennessee. Elzirah F. Drake, wife of Mid Drake, died on April 1, 2021, in Birmingham, Alabama leaving Mid Drake as the surviving tenant.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **3805 Boatner Drive, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the **13th** day of **April, 2022**.

x Mid Drake
Mid Drake

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mid Drake,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of April, 2022.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is ~~$0.00~~ $225,000.00

AFFIANT

Subscribed and sworn to before me on this 14th day of April, 2022.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

File No. 22036963

Electronic Document Certification

I, **Lisa D. Turner**, 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 April 14, 2022.

Lisa D. Turner

Date: 4-14-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 14th day of April, 2022.

NOTARY PUBLIC

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14th day of April, 2022.

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY