Karen Johnson Davidson County
Batch# 873398 DEEDWARR
06/17/2022 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,918.68
20220617-0069433

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2519

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,563.00

Jennifer Pennell
Affiant

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of June, 2022

Katherine Warren
Notary Public

Commission Expires: 3/22/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Austen Becker 1528 16th Avenue North Nashville, TN 37208	New Owner	081-11-0-396.00

WARRANTY DEED

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/WE,

Shauntra Chatman, a married woman and Margaret McCallie, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael A Becker and Samantha Becker, husband and wife

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. Northerly 50 feet of Lot No. 307 on the Plan of D.T. McGavock and others addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 307 fronts 50 feet on the Easterly side of 16th Avenue North, and extends back between parallel lines along the southerly margin of Cockrill Street, 170 feet to an alley.

Being the same property conveyed to Shauntra Chatman, unmarried and Margaret McCallie, unmarried as joint tenants with rights of survivorship by Warranty deed from

Ricky Patton of record in Instrument No. 20070802-0092110 Register's Office for Davidson County, Tennessee, dated July 25, 2007 and recorded on August 02, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1528 16th Avenue North, Nashville, TN 37208

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 so 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.

Dated this the 9th day of June, 2022

Shauntra Chatman

Shauntra Chatman

Margaret McCallie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2022, before me personally appeared Shauntra Chatman, and Margaret McCallie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of June, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/9/22 (date of document).

Jennifer L. Pennell

6/10/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of June, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

