Karen Johnson Davidson County
Batch# 873949 DEEDWARR
06/21/2022 08:10:20 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20220621-0070043

WARRANTY DEED

2022-62

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of June, 2022.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JDG Investments, LLC P.O. Box 281982 Nashville, TN 37228	NEW OWNER	09316021000

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frank L Beasley and Gwendolyn Beasley,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JDG Investments, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

BEING THE WESTERLY 17 1/2 FEET OF LOT NO. 274 AND THE WESTERLY 15 1/2 FEET OF LOT NO. 275 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOUTHEASTERLY PART OF LOT NO. 274 AND WESTERLY PART OF LOT NO. 275 FRONT TOGETHER 33 FEET ON THE SOUTHERLY SIDE OF CANNON STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO FRANK BEASLEY AND WIFE, GWENDOLYN BEASLEY BY QUIT CLAIM DEED FROM FRANK BEASLEY DATED JANUARY 23, 2006 AND RECORDED ON JANUARY 26, 2008 AND RECORDED IN INSTRUMENT NO. 20060126-0009951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 65 Cannon Street, Nashville, TN 37210.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 8th day of June, 2022.

Frank L Beasley

Gwendolyn Beasley

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Frank L Beasley and Gwendolyn Beasley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of June, 2022.

Notary Public
My Commission Expires: 6-24-2023

