Karen Johnson Davidson County
Batch# 874795 DEEDWARR
06/21/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20220621-0070290

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0354

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Beardsley, Wendy Beardsley and Sarah Beardsley	NEW OWNER	Map: 161010A04300CO and 161010A01600CO
(NAME) 5320 Edmondson Pk.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMANDA D. SASS, UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM BEARDSLEY AND WIFE, WENDY BEARDSLEY AND SARAH BEARDSLEY, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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 Unit No. 5320 together with the garage designated as Garage #16 on the Plan of Danbury Condominiums as shown in Exhibit "C" to the Master Deed as of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda D. Sass, unmarried woman, by Warranty Deed from Thomas A. Sass and Sheila D. Sass, husband and wife, of record in Instrument No. 20210817-0111355, dated August 13, 2021, also see Scrivener's Affidavit in Instrument No. 20220519-0058377, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) Charter for Homeowners Association of record in Book 6625, Page 610, in the Register's Office for Davidson County, Tennessee:(3) All matters of record in Plat Book 4675, Page 65, in the Register's Office for Davidson County, Tennessee: (4) Sewer Easement of record in Book 6479, Page 278, in the Register's Office for Davidson County, Tennessee: (5) Lease Agreement of record in Book 5114, Page 39, in the Register's Office for Davidson County, Tennessee: (6) Easement of record in Book 6461, Page 530 and Book 7291, Page 879, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, and By-Laws, of record in Book 6612, Page 75, and Book 6612, Page 107, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5320 Edmondson Pk., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 10th day of June, 2022.

Amanda D. Sass

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 Amanda D. Sass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of June, 2022.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jennifer Harris, 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 6.10.2022 (date of document).

Affiant Signature

6.10.2022

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY