WARRANTY DEED

Karen Johnson Davidson County
Batch# 877126 DEEDWARR
06/24/2022 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220624-0072303

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC,

File No.: ST22-050925

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cody V. Wells and Nathan W. Manuel	Bank of America, N.A.	
(NAME) 1111 Alandee Street	(NAME) TX2-979-01-02, 4500 Amon Carter Blvd.	052-13-0B-063.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID M. BECK AND AMANDA BECK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY V. WELLS, A SINGLE MAN NATHAN W. MANUEL, A SINGLE MAN**, 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:

Certain realty situated in the Sixteenth (16th) Civil District of Davidson County, Tennessee, being bounded and described as follows:

Land in Davidson County, Tennessee, Being Unit No. 99 of the Condominium Site Plan of Phase II-C, Sec. 2, River Glen, Revision of Units 96, 97, 99 & 100, of record in Plat Book 8250, Page 323, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David M. Beck and Amanda Beck, husband and wife by Warranty Deed from Mitchell Donahue and wife, Rachel Donahue f/k/a Rachel Speer, dated 07/23/2015 and

recorded 08/25/2015, of record in Instrument 20150825-0085903, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1111 Alandee Street, Nashville, TN 37214

(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 my/our hand(s) this the 17th day of June, 2022

David M. Beck

Amanda Beck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

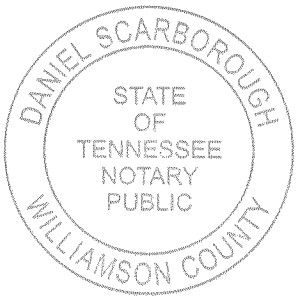
Personally appeared before me, the undersigned authority, a Notary Public for said County and State, David M. Beck and Amanda Beck, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2022.

Notary Public

My Commission Expires: 1/31/26

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 June 17, 2022.

Affiant
Date: June 30, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of June 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON