This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18294-SL

Karen Johnson Davidson County
Batch# 898608 DEEDWARR
08/04/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20220804-0088707

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $393,000.00.

Ragan N. Veach
Affiant

Subscribed and sworn to before me, this the 1st day of August, 2022.

Notary Public
My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Beasley and Natalia Flammia 1448 Hunters Branch Road Antioch, TN 37013	New Owner	172 08 0A 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Isaac Eubanks and Karli Marie Eubanks f/k/a Karli Crosby, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Beasley and Natalia Flammia, 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. 56 on the Plan of Hunters Branch, Section 2-A, of record in Plat Book 6250, Page 819, amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 50 feet on the southerly margin of Hunters Branch Road, and extends back 140 feet on the northwesterly line and 126.39 feet on the southeasterly line to a dead line in the rear measuring 74.02 feet thereon.

Being the same property conveyed to Isaac Eubanks and Karli Crosby, both unmarried, by Warranty Deed from Todd Norris and Sarah Norris, husband and wife, of record in Instrument No. 20190129-0008428, in the Register's Office of Davidson County, Tennessee, dated January 25, 2019 and recorded on January 29, 2019.

Karli Marie Eubanks and Karli Crosby are one and the same person.

This is improved property located at: **1448 Hunters Branch Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2022.

GRANTOR:

Isaac Eubanks

Karli Marie Eubanks f/k/a Karli Crosby

Karli Marie Eubanks f/k/a Karli Crosby

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Isaac Eubanks and Karli Marie Eubanks f/k/a Karli Crosby, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of August, 2022.

KEITH WALTHALL
Notary ID #132881452
My Commission Expires
January 21, 2025

Notary Public
My Commission expires: 1/21/2025

202208040088707

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 8-1-22 (date of document).

Date: 8-3-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 3rd day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.14.2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY