This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 899728 DEEDWARR
08/05/2022 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,686.83
20220805-0089402

ADDRESS NEW OWNER:
Oscar Consuelo Beltran et ux
4756 Kedron Road
Spring Hill, Tennessee 37174

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#13312000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy A. Beard, sole heir and beneficiary of Paula Freeze Beard, deceased,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Oscar Consuelo Beltran and Elizabeth Cruz Garcia, 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. 43, Plan of Highview Acres**, according to survey and plat of same appearing of record in Plat Book 2331, page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Virgil H. Beard and wife, Paula Freeze Beard, by Warranty Deed from Harold W. Wright, Sr. and wife, Ruby K. Wright, dated December 19, 1966, of record in Book 4109, page 812, Register's Office for Davidson County, Tennessee. Virgil Henry Samuel Beard died on September 29, 2018, leaving Paula Freeze Beard as the surviving tenant by the entirety. Paula Patricia Freeze Beard died on May 22, 2022, survived by her only son and heir-at-law, Timothy A. Beard. See Affidavit of Heirship recorded simultaneously herewith. IN INST. NO. —202208050089401— , said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **4831 Aster Drive, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 HAND, this the **3rd** day of **August, 2022.**

Timothy A. Beard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy A. Beard**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of August, 2022.

NOTARY PUBLIC

My Commission Expires: Oct 12, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $455,900.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 2022.

NOTARY PUBLIC

My Commission Expires: _____

File No. 22077100

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEJINE, 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 8-3-22.

Date

Affiant Signature

8-5-22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON