2022-0310

Karen Johnson Davidson County
Batch# 903704 DEEDWARR
08/16/2022 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20220816-0092556

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $439,900.00.

Affiant

File Number: 22070610

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 11th day of August, 2022.

Notary Public
My Commission Expires: 6.27.26

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Lawson Beasley and Alicia Beasley	New Owner	148-14-0-046.00
4721 Packard Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stella K. Lunsford, an unmarried widow**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lawson Beasley and Alicia Beasley, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Blanchard Heights, of record in Book 2663, Page(s) 62 and 63, Register's Office for said County.

Said Lot No. 37, which is a corner lot, fronts 192.0 feet on the Easterly margin of Keeley Drive and fronts 219.12 feet on the Northerly margin of Packard Drive, said frontages being joined by a curve having a length of 41.55 feet and extends back 158.0 feet on the Northerly line and 171.91 feet on the Easterly line to a point of intersection.

Being the same property conveyed to John H. Lunsford and wife, Stella K. Lunsford by Warranty Deed from Rupert H. Milliken and wife, Nannie L. Milliken of record in Book 10867, Page 106, Register's Office for Davidson County, Tennessee, dated March 26, 1998 and recorded on April 02, 1998. **The said John H. Lunsford having since died on November 7, 2019, leaving Stella K. Lunsford the surviving tentant by the entirety.**

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4721 Packard Drive, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of August, 2022.

Stella K Lunsford

Stella K. Lunsford

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stella K. Lunsford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 11th day of August, 2022.

Danielle Marie Crane

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

Notary Public at Large
My Commission Expires: 2/22/25

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 8/11/22 (date of document).

Affiant Signature

8/15/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

