Karen Johnson Davidson County
Batch# 903789 DEEDWARR
08/16/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20220816-0092654

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $880,000.00.

Affiant

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

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

2022-370

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew Beck	NEW OWNER	
810 Porter Road		083-06-0-207.00
Nashville, TN, 37206		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nathan Tasker and Cassandra Tasker, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andrew Beck, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Part of Lot "G" on the Plan of First Subdivision of Brownsville of record in Plat Book 21, Page 112, in the Register's Office for Said County, described as follows:

Beginning at a point in the Easterly margin of Gentry Street, being North 1 degree 29 minutes East 306 feet from the Northeasterly intersection of Waters Avenue and Gentry Street; thence South 88 degrees East 79.9 feet to a point; thence South 2 degrees West 13 feet to a point; thence South 88 degrees 15 minutes East 117.1 feet to a point in the Westerly margin of Porter Road as widened; thence along the margin of said road, North 27 degrees East 50 feet, more or less, to the common corner of Lot 4 and said Lot "G" in said subdivision; thence Westerly along the common line between said two lots 220 feet, more or less, to appoint in the Easterly margin of Gentry Street; thence along said margin, south 1 degrees 29 minutes West 44 feet to the beginning.

Being the same property conveyed to Nathan Tasker and wife, Cassandra Tasker by Warranty deed from DLP Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20071018-0123766 Register's Office for Davidson County, Tennessee, dated October 16, 2007 and recorded on October 18, 2007.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **810 Porter Road, Nashville, TN 37206.**

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 11th day of August, 2022.

Nathan Tasker

Cassandra Tasker

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 Nathan Tasker and Cassandra Tasker, 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 at Nashville, Tennessee, this 11th day of August, 2022.

Notary Public; D. Shayne Adair
My Commission Expires: 06/14/2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/11/2022.

D. Shayne Adair

8/15/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

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



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026