**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 905391 DEEDWARR
08/18/2022 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20220818-0093828

File No. BC-22-2971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica Holmes Behr | New Owner | |
| (NAME) | (NAME) | |
| 1400 North 14th Street | 1400 North 14th Street | 072-14-0-177.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville, TN 37206 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/we, **Barry K. Littrell and Amanda L. Beaty, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Holmes Behr and Matthew Hawkins Behf, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain tract or parcel of land in Davidson County, State of Tennessee being more particularly described as follows, to-wit:**

**Being the Southerly 80 feet of Lot No. 7, Sharpe and Horn's Fourth Addition to Nashville, as recorded in Book 161, Page 172, Register's Office for Davidson County, Tennessee; and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, License No. 1873, dated September 22, 1994, as follows:**

**Said part of Lot No. 7 fronts 80 feet on the westerly side of North 14th Street and extends back between parallel lines (the southerly line of said Lot No. 7) with the Northerly margin of Douglas Avenue, 160 feet to a 15 foot alley in rear.**

**Being the same property conveyed to Barry K. Littrell by Warranty deed from Albert J. Lauro, Jr., and wife, Lisa M. Lauro of record in Instrument No. 20050504-0049991 Register's Office for Davidson County, Tennessee, dated April 28, 2005 and recorded on May 04, 2005.**

**This is property more commonly known as 1400 North 14th Street, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 17th day of August, 2022.

Barry K. Littrell

Amanda L. Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2022, before me personally appeared Barry K Littrell and Amanda L Beaty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of August, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Beth Cooper, 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 **August 17, 2022**.

Affiant Signature

**August 17, 2022**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

**17th** day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

