WARRANTY DEED

Karen Johnson Davidson County
Batch# 910666 DEEDWARR
08/31/2022 10:39:34 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220831-0098167

BS-AO-22-1015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Anytime Offer LLC	**Flash Raise Funding, LLC**	
(NAME)	(NAME)	**072-09-0-252.00-CO**
501 Union Street	**200 Bartlett**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	**El Paso , TX 79912**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN J. BEATTY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANYTIME OFFER LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14 on the Plan of Eskridge Subdivision of part of the W. B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan J. Beatty and wife, Sarah C. Beatty by Warranty deed from Stephanie Christian and husband, Van E. Christian II of record in Instrument No. 20030430-0057515 Register's Office for Davidson County, Tennessee, dated April 24, 2003 and recorded on April 30, 2003.

Being the same property conveyed to Nathan J. Beatty by Quitclaim deed from Sarah C. Beatty of record in Instrument No. 20060118-0006619 Register's Office for Davidson County, Tennessee, dated January 03, 2006 and recorded on January 18, 2006.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4178, Page 151, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1015 Fairwin Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 23rd DAY OF AUGUST, 2022.

Nathan J. Beatty

STATE OF ~~TENNESSEE~~ mgb Oregon
COUNTY OF ~~DAVIDSON~~ mgb Clackamas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN J. BEATTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2022.

Notary Public
My Commission Expires: 12/22/2024
(SEAL)

OFFICIAL STAMP
Marlela Guerrero Elias
NOTARY PUBLIC - OREGON
COMMISSION NO. 1007201
MY COMMISSION EXPIRES December 22, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212