Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220842163

Karen Johnson Davidson County
Batch# 913920 DEEDWARR
09/08/2022 10:13:09 AM 2 pgs
Fees: $13.00 Taxes: $2,197.80

20220908-0100642

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $594,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of September, 2022.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jimmie Beasley, Cheryl Beasley, Jace Everett Beasley, and Jennifer Nicole Hart 161 Kenner Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 116 04 0 020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Rudolph Trudel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jimmie Beasley and Cheryl Beasley, husband and wife and Jace Everett Beasley and Jennifer Nicole Hart, husband and wife, as tenants in common with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being the Southerly one half of Lot No. 66, on the Plan of Kenner-Manor Land Co's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

Said part of Lot No. 66 fronts 50 feet on the Westerly side of Kenner Avenue and runs back between parallel Lines 200 feet to a dead line in the rear on which it measures 50 feet thereon.

Being the same property conveyed to James Rudolph Trudel and wife, Bonnie Epperly-Trudel, by Warranty Deed from Gary A. Polis and wife, Sharon Lee Polis of record in Book 7483, Page 459, in the Register's Office of Davidson County, Tennessee, dated March 03, 1988 and recorded on March 03, 1988. The said Bonnie Epperly-Trudel since died on March 12, 2018, leaving James Rudolph Trudel as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenner- Manor Land Co's Second Subdivision of the Kenner Tract, as recorded in Plat Book 421, Page(s) 100 .

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3957, Page 45.

Easement for Joint Driveway, recorded in Book 4729, Page 570.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 161 Kenner Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2022.

James Rudolph Trudel

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Rudolph Trudel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public
My Commission Expires: 10-01-2023

CLIFFORD NICOLAS
Notary Public - State of Florida
Commission # GG 918295
My Comm. Expires Oct 1, 2023