Karen Johnson Davidson County
Batch# 922872 DEEDWARR
09/28/2022 03:26:53 PM 2 pgs
Fees: $13.00 Taxes: $225.70
20220928-0107358

Warranty Deed

JATIN A. SHAH MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 07/13/2024 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$61,000.00~~. Affiant Subscribed and sworn to before me, this the 27th day of September, 2022. Notary Public My commission expires: 7/13/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Austin Lee Dalton Beck and Madelynn Markus	New Owner(s)	043-01-0C-006.00-CO
645 Old Hickory Boulevard, 410		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NELSON ANDREW BECK AND CHRISTAL DAWN BECK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN LEE DALTON BECK AND MADELYNN MARKUS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 6, Homes at Pierce Road, a horizontal property regime with private elements, as shown in Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, of record in Instrument No. 20200304-0024402, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nelson Andrew Beck and Christal Dawn Beck, husband and wife by Warranty deed from Ruby Lee Grant, a widow of record in Instrument No. 20190823-0084934 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 23, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1121 Lawrence Avenue, Unit 3, Lot 6, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2022.

Nelson Andrew Beck

Christal Dawn Beck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nelson Andrew Beck and Christal Dawn Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2022.

Notary Public

My Commission Expires: 7/13/2024

