This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18937-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18937-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $641,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2022.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 923319 DEEDWARR
09/29/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,371.70
20220929-0107659

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Gregory Zane Cantrell, III<br>5622 Burgess Avenue<br>Nashville, TN 37209 | First Vision Bank of Tennessee<br>372 West Northfield Boulevard<br>Murfreesboro, TN 37129 | 103 02 0K 006.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Robert Daniel Beechboard, unmarried AKA Robert D. Beechboard,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Gregory Zane Cantrell, III, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. 6, as established in Declaration of Covenants, Conditions and Restrictions for Catalyst Nashville, a Townhouse Planned Unit Development, (A Horizontal Property Regime with Common Elements) of record at Instrument No. 20150113-0003593, amended in Instrument No. 20160921-0099727, Instrument No. 20161031-0115049 and Instrument No. 20201022-0123185, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert D Beechboard, unmarried, by Warranty Deed from Catalyst Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20170428-0041952, in the Register's Office of Davidson County, Tennessee, dated April 26, 2017 and recorded on April 28, 2017.

This is improved property located at: **5622 Burgess Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage, and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 28th day of September, 2022.

GRANTOR:

Robert Daniel Beechboard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Daniel Beechboard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of September, 2022.




Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 9/28/22.

Affiant Signature

9/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of Sept., 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires