RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10387-2022

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-19815-RR

Karen Johnson Davidson County
Batch# 923956 DEEDWARR
09/30/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20220930-0108254

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of Sept., 2022

NOTARY PUBLIC

My commission expires: _____

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Daniel Beechboard and Gabriel Lopez 111 Glendale Garden Dr Nashville, TN 37204	Wells Fargo Bank, N.A. 8505 IBM Drive, 1st Floor Charlotte, NC, 28262	131-08-0B-011-00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($855,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHELLE L. DOMINGUEZ, FKA MICHELLE L. MONTGOMERY, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT DANIEL BEECHBOARD, UNMARRIED AND GABRIEL LOPEZ, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Glendale Garden, as of record in Book 6900, page 273, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michelle L. Montgomery, unmarried, from Sandra C. Johnson, unmarried, by Warranty Deed dated June 22, 2001 and recorded June 26, 2001 in Instrument #20010626-0067469, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 111 Glendale Garden Drive, Nashville, TN 37204

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever, as tenants in common with rights of survivorship.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Robert R. Dominguez, Jr. joins in this conveyance to convey any interest he may have in the subject property as the spouse of Michelle L. Dominguez, f/k/a Michelle L. Montgomery.

WITNESS MY/OUR HANDS, this 29th day of September, 2022

GRANTOR(S)

Michelle L. Dominguez

Robert R. Dominguez, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Michelle L. Dominguez and Robert R. Dominguez, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of September, 2022.

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22

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 9/29/22.

Affiant Signature

9/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of Sept., 20__.

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

Notary's Seal

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