Karen Johnson Davidson County
Batch# 926781 DEEDWARR
10/06/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,467.90
20221006-0110418

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842340**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $667,000.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2022. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

WARRANTY DEED

Address New Owner: Lindsay Beebe and Dustin Willis and Joni Beebe and Robert Beebe 1406 Otay Street, Unit B Nashville TN 37216	Send Tax Bills To: Canopy Mortgage, LLC 360 Technology Ct. Ste 200 Lindon, Utah 84042	Tax Information: Tax Parcel ID No. 072-10-4B-002.00 CO

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, **Jassin Abboud Al Issa and Laura Frances Reed, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lindsay Beebe and Dustin Willis, husband and wife & Joni Beebe and Robert Beebe, husband and wife**, ("Grantees"), their 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 Unit No. 1406B on the plan of Townhomes at 1406 Otay Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 1406 Otay Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160503-0043255, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JASSIN ABBOUD AL ISSA AND LAURA FRANCES REED, HUSBAND AND WIFE, by deed from SEAN AUSTIN AND RACHAEL AUSTIN, HUSBAND AND WIFE, of record in Instrument No. 20190722-0071526, dated July 18, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 072-10-4B-002.00 CO.

Matters shown on the Plan of record in Plat Book 547, page 32, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 20160503-0043255 amended in Instrument No. 20170301-0020280, said Register's Office.

This is improved property located at 1406 Otay Street, Unit B Nashville TN 37216

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 6th day of October, 2022.

Jassin Abboud Al Issa

Laura Frances Reed

STATE OF Florida)

COUNTY OF Pinellas)

[✓] By means of physical presence or [ ] online notarization

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jassin Abboud Al Issa and Laura Frances Reed, 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 6th day of October, 2022.

Type of identification produced: FL DL

Notary Public

My Commission Expires: 8/26/2023

MARCELA CARLOS
Notary Public - State of Florida
Commission # GG 907462
My Comm. Expires Aug 26, 2023
Bonded through National Notary Assn.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or 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 this the 4th day of October, 2022.

Robert L. Scruggs, Affiant — Date 10/4/2022

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 4th day of October, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

PROPERTY DESCRIPTION