(1)

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 927384 DEEDWARR
10/11/2022 10:44:56 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20221011-0111230

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-091601

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rod Beers and Robin L. Beers		
(NAME)	(NAME) New Owner	
2053 Nashboro Blvd.		135 12 0A 023.00 & 135 12 0A 073.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RACHEL FUQUA KLAGES AND ERIC KLAGES, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MORGAN BEERS, A SINGLE PERSON AND RODD BEERS AND ROBIN BEERS, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit of Nashboro Village Twelve Condominium known as Unit No. 2053 and Garage Unit No. 2053G of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.

Being an interest in all that tract of parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee, said interest being Unit No. 2053 of Nashboro Village Twelve Condominium, and Garage Unit 2053G of said Condominium as shown on Master Plot Plan for Nashboro Village Twelve Condominium prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973 and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, recorded in Book 4827, Page 30 and amended in Book 6153, Page 252, and in Instrument Number 20090603-0051209, aforesaid records on June 20, 1974.

Being the same property conveyed to Rachel Fuqua, unmarried woman and Eric Klages, unmarried man, as joint tenants with right of survivorship by Warranty Deed from Jerry Dean Johnson, an unmarried man, dated 11/08/2019 and recorded 11/12/2019, of record in Instrument 20191112-0115927, Register's Office for Davidson County, Tennessee.

Rachel Fuqua is now known as Rachel Fuqua Klages having since married Eric Klages.

Rachel Fuqua and Rachel Fuqua Klages are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO:(1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2053 Nashboro Blvd., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this the 7th day of October, 2022

Rachel Fuqua Klages

Eric Klages

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rachel Fuqua Klages and Eric Klages, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of October, 2022.

Notary Public

My Commission Expires: 9-27-23

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County