Karen Johnson Davidson County
Batch# 935616 DEEDWARR
10/31/2022 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20221031-0117281

NAME AND ADDRESS OF NEW OWNERS:
Chieu Tran and Thuy K. Dao
3900 Hillsboro Pike Ste 4
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owners

WARRANTY DEED
WITH ADMINISTRATOR QUITCLAIM

(Tax Parcel ID # 133 12 0186.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned **Stephen David Beasley, James Michael Beasley and John Paul Beasley**, has bargained and sold and does hereby transfer and convey unto **Chieu Tran and Thuy K. Dao, husband and wife**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29, Section Two, Greenwood Hills, of record in Book 4955, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James E. Beasley, unmarried by Warranty Deed from Teresa Beasley-Piggott and husband, Barry Piggott dated June 26, 1997 and recorded in Book 10507, page 510, in the Register's Office of Davidson County, Tennessee. The said James E. Beasley, aka James Emery Beasley, Jr., died intestate on April 4, 2022, leaving Stephen David Beasley, James Michael Beasley, and John Paul Beasley as his heirs-at-law as evidenced by Affidavit of Heirship of record in 202210310117280. Stephen David Beasley was appointed Administrator of the Estate of James E. Beasley as evidenced by Letters of Administration issued by the Circuit Court of Davidson County, Probate Division, Tennessee, dated August 18, 2022.

This conveyance is 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, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2022 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned Stephen David Beasley, Administrator of the Estate of James Emery Beasley hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 27 day of October, 2022.

Stephen David Beasley

Stephen David Beasley, Administrator of the Estate of James Emery Beasley

ADMINISTRATOR

James Michael Beasley

John Paul Beasley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Stephen David Beasley, James Michael Beasley and John Paul Beasley with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen David Beasley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged himself to be Administrator of the Estate of James Emery Beasley, and that he as such Administrator executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of October 2022.

Notary Public
My Commission Expires: 4/19/26



STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Witness my hand at office this 27 day of October, 2022.

Notary Public

My Commission Expires: 4/19/26



Tennessee Certification of Electronic Document

I, Christine Vella, 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 10/27/22 (date of document).

Affiant Signature

10/31/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31 day of October 2022.

TONJA P. RODGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 2/24/2026