Karen Johnson Davidson County
Batch# 937774 DEEDWARR
11/03/2022 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20221103-0118808

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **2,350,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **10/31/2022** Notary Public MY COMMISSION EXPIRES: 10/2/2023 (AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #22-4549

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek C. Rey and Holly Rey	New owners	**105-10-0-024.00**
(NAME) **1806 Beech Avenue**	(NAME) ,	
(ADDRESS) **Nashville, TN, 37203**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Biddle Enterprises, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek C. Rey and Holly Rey, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly part of Lot No. 4 on the map of Waverly Land Company's subdivision as shown on plat of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 62 1/2 feet on the easterly side of Beech Avenue and runs back between parallel lines, 187 1/2 feet to an alley.

Being the same property conveyed to Biddle Enterprises, Inc. by Deed dated March 18, 2021 from Estate of Maggie Frank McReynolds, Roy Calvin McReynolds, Jr., Michael Leroy McReynolds, Garry Lynn McReynolds and Ricky Allen McReynolds, recorded March 26, 2021, in Instrument Number 20210326-0040004, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1806 Beech Avenue, Nashville, TN 37203**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **October,2022**.

Biddle Enterprises, Inc.

Marisa C. Biddle

Marisa C. Biddle, Vice-President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Marisa C. Biddle, whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice-President and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Biddle Enterprises, Inc.

WITNESS my hand and official seal this **31st** day of **October,2022**..

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/31/2022.

D. Shayne Adair

11/1/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 1 day of November, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026