Karen Johnson Davidson County
Batch# 941779 DEEDWARR
11/16/2022 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,154.25
20221116-0121925

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $852,500.00. Affiant Subscribed and sworn to before me, this the 10th day of November, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Beautiful Southern Developments LLC	New Owner(s)	117-04-0-066.00
1800 Rosewood Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHARON A. PURTLE AND HUSBAND, RAYMOND E. PURTLE, JR.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEAUTIFUL SOUTHERN DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

A certain tract or parcel of land lying and being in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 4-A on the Plan of Belmont Heights, Section A, as of record in Book 2083, Page 19, Register's Office for said County.

Said Lot 4-A fronts 60 feet on the Northerly side of Rosewood Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sharon Angel, unmarried and Joseph Daugherty by Warranty deed from Mary K. Baskin, Katherine K. Keith, Judith K. Griggs and Joseph L. Karlovic, Jr. of record in Instrument No. 20020814-0098642 Register's Office for Davidson County, Tennessee, dated August 12, 2002 and recorded on August 14, 2002.

Being the same property conveyed to Sharon A. Purtle, a married person, formerly known as Sharon Angel by Quitclaim deed from Connie Daugherty, a Widow of record in Instrument No. 20120510-0040551 Register's Office for Davidson County, Tennessee, dated May 04, 2012 and recorded on May 10, 2012.

Being the same property conveyed to Sharon A. Purtle and husband, Raymond E. Purtle, Jr. by Quitclaim deed from Sharon A. Purtle of record in Instrument No. 20120611-0050826 Register's Office for Davidson County, Tennessee, dated May 04, 2012 and recorded on June 11, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1806 Rosewood Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of November, 2022.

Sharon A. Purtle

Sharon A. Purtle

Raymond E. Purtle, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sharon A. Purtle and Raymond E. Purtle, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of November, 2022.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 16, 2022 (date of document).

Affiant Signature

November 16, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023