Karen Johnson Davidson County
Batch# 943041 DEEDWARR
11/18/2022 02:24:24 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50
20221118-0122800

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1394

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claire Beebe and Russell Beebe, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edwin Slaughter, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, 6105 King Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for 6105 King Townhomes of record in Instrument Number 20150803-0076749, as amended in Instrument No. 20150804-0077352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claire Beebe and Russell Beebe, wife and husband by deed from Michael S. Bauers and wife, Lisa S. Bauers, dated August 13, 2018, of record in Inst. No. 20180816-0081327, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6105 B New York Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Edwin Slaughter
6105 B New York Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
Bay Equity LLC, a California Limited Liability Company
770 Tamalpais Dr, Ste 207
Corte Madera, CA 94925

TAX MAP-PARCEL #:
091-02-1G-001.00

WITNESS THE EXECUTION HEREOF this 17th day of November, 2022.

Claire Beebe

Claire Beebe

Russell Beebe

State of Tennessee)
County of Davidson)

On this 17th day of November, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Claire Beebe and Russell Beebe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 685,000.00.**

Margaret Smith

Affiant

Sworn and subscribed before me on this the 17th day of November, 2022.

A. Denise Woods

Notary Public

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024