Karen Johnson Davidson County
Batch# 944397 DEEDWARR
11/23/2022 01:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,683.50
20221123-0124091

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $455,000.00 Affiant Subscribed and sworn to before me This 21st day of November, 2022. Notary Public My Commission Expires:

Address New Owner as:	Tax Bill To:	Map / Parcel
Bruce R. Beyer **1109 Deerhurst Ct** **Nashville, TN 37221**	**New Owner**	**155 08 0C 152.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ekei Joso Tanifum,** married (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bruce R. Beyer,** an unmarried man (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Poplar Creek Estates, Phase II, recorded in Plat Book 6900, Page 339-347, and revised in Plat Book 7900, Page 888-889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Ekei Joso Tanifum, married, by Warranty Deed from Vincent J. Pape, Jr. and wife, Sandra M. Pape, of record in Instrument No. 20050621-0071284, said Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 1109 Deerhurst Court, Nashville, Tennessee 37221.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. Taxes for the year 2022 and subsequent years, a lien due and payable.
2. Restrictive Covenants as of record in Book 6474, Page 346, Book6486, Page 587, Book 6662, Page 433, Book 4987, Page 966, Book 7270, Page 648, Book 7964, Page 33, and Book 9472, Page 824, said Register's Office.
3. Stormwater Detention Agreement of record in Book 7099, Page 299, said Register's Office.
4. Subject to all matters as shown on Plat Book 6900, Page 339-347, and revision in Book 7900, Page 888-889, said Register's Office.
5. Subject to matters on Poplar Creek Estates Common Area Plat of record in Instrument No. 20010911-0098418, said Register's Office.
6. Deed to Poplar Creek Estates HOA of record in Instrument No. 20011017-0113305, said Register's Office.
7. Charter of Poplar Creek Estates HOA of record in Book 1720, Page 125, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 21st day of November 2022.

Grantor:

Ekei Joso Tanifum
Ekei Joso Tanifum

STATE OF Georgia }
COUNTY OF Chatham }

On this 21 day of November, in the year 2022, before me the undersigned, personally appeared Ekei Joso Tanifum, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 21 day of Nov, 2022.

Elizabeth Kimbro
Notary Public, Elizabeth Kimbro

ELIZABETH KIMBRO
Notary Public, Georgia
Chatham County
My Commission Expires
June 23, 2026

My Commission Expires: 6/23/2026

[This space is intentionally left blank]

Grantor:

George Tanifum

STATE OF Oklahoma }
COUNTY OF Comanche }

On this 21st day of November, in the year 2022, before me the undersigned, personally appeared George Tanifum, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 21st day of November 2022.

Notary Public

My Commission Expires: 10/20/2025

TYSON JAMESON NOTARY # 21013795 EXP. 10/20/25 PUBLIC STATE OF OKLAHOMA

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 23 day of November, 2022.

K. Thomas Sidwell
Date: NOV 23, 2022

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 23 day of November, 2022.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

