This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $695,000.00

Affiant

Karen Johnson Davidson County
Batch# 954387 DEEDWARR
12/22/2022 10:01:21 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20221222-0132020

Subscribed and sworn before me this the 21 day of December, 2022.

Notary Public
My commission expires: 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:
Robert Duncan McDaniel and
Lauren McDaniel
353 Beech Ave
Madison, TN 37115

Send Tax Bill to:
New Owner

Tax Information:
SEE LEGAL
DESCRIPTION

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BEULAH SHUMATE, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT DUNCAN MCDANIEL AND LAUREN E. MCDANIEL, HUSBAND AND WIFE., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 10 and all of Lots Nos. 11 and 12 on the Map of Andrew Jackson's Addition to Montague Park Subdivision, as of record in Book 547, page 83 and 84, said Register's Office.

Said part of Lot 10 and all of lots 11 and 12 adjoin and front together 243.2 feet on the northeasterly side of Beach Avenue and runs back between parallel lines 187.5 feet to a point in the rear which measures 243.2 feet.

Being the same property conveyed to Robert A. Shumate and wife, Beulah Shumate, by deed dated 10/29/1976, from Robert Hilton Wickham, of record in Book 5085, page 431, Register's Office for said County. The said Robert A. Shumate having since died leaving Beulah Shumate as the surviving tenant by the entirety.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

This instrument is executed by Hazel Elaine Draperas Attorney-in-Fact for Beulah Shumate, which Power of Attorney is recorded in Instrument No. 20220721-0883386, Register's Office for Davidson County, Tennessee.

Map/Par Nos.:
051-12-0 099.00 (Lot 12)
051-12-0 100.00 (Lot 11)
051-12-0 101.00 (easterly half of Lot 10)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 353 Beech Ave, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 21 day of December, 2022.

Beulah Shumate

Beulah Shumate
BY: Hazel Elaine Draper as Attorney-in-Fact
by Hazel Elaine Draper Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of December, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Hazel Elaine Draper with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Beulah Shumate, by Durable Power of Attorney dated 11/12/2014, and who acknowledged that he executed the same as the free act and deed of Beulah Shumate.

Witness my hand and official seal this 21 day of December, 2022.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY