WARRANTY DEED

Karen Johnson Davidson County
Batch# 954454 DEEDWARR
12/22/2022 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20221222-0132130

File No. DH-22-3544

MICHELLE LEE REPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2022

Notary Public

MY COMMISSION EXPIRES: July 24, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Beezer and Tink Potter	New Owner	
(NAME)	(NAME)	
1016 Mitchell Road, B		083-08-0U-002-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Checkerboard Properties, a Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Beezer and Tink Potter, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 1016 Mitchell Road, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of 1016 Mitchell Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210506-0060971, as amended in Instrument No. 20210813-0109499, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Checkerboard Properties, a Tennessee general partnership by Warranty deed from Jonathan A. Taylor, a married man of record in Instrument No. 20210506-0060970 Register's Office for Davidson County, Tennessee, dated May 4, 2021 and recorded on May 6, 2021.

This is property more commonly known as 1016 Mitchell Road, B, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand this 21st day of December, 2022.

Checkerboard Properties, a Tennessee Partnership

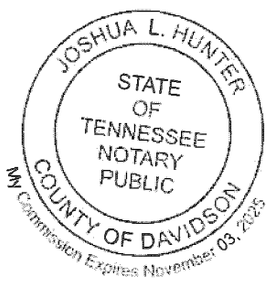
By: _____
Brandon Bubis, Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2022, before me personally appeared Brandon Bubis, Authorized Partner of Checkerboard Properties, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of December, 2022.

_____
Notary Signature
My commission expires:



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 21st day of December, 2022

K. Thomas Sidwell
Date: 12/21/22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 21st day of December, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

