WARRANTY DEED

Karen Johnson Davidson County
Batch# 972858 DEEDWARR
02/22/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230222-0012358

File No. EM-23-3825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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
Ashley Lee Beals	New Owner	
(NAME)	(NAME)	
1736 Autumn Ridge Drive	Property	032-13-0-071.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Christy Marie Honeycutt Lorenz a/k/a Christy Marie Resha, a married person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Lee Beals, unmarried**, 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 Lot No. 50 on the Plan of Timbertrail Subdivision, Section 4, of record in Book 5200, Page 634, 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 Tommy W. Minchey and wife, Judy L. Minchey by Deed from Radnor Homes, Inc. of record in Book 6575, page 700, Register's Office for Davidson County, Tennessee, dated May 23, 1985 and recorded on June 6, 1985. The said Tommy W. Minchey a/k/a Tommy Wayne Minchey subsequently died on or about August 19, 2010, leaving Judy L. Minchey as surviving tenant by the entirety.

The said Judy L. Minchey a/k/a Judy Lee Beals Minchey subsequently died intestate on or about January 8, 2021. SEE ALSO: Affidavit of Heirship of record in Instrument No. 20221025-0115653, Register's Office for Davidson County, Tennessee, declaring Christy Marie Honeycutt Lorenz to be the sole surviving heir of Judy L. Minchey a/k/a Judy Lee Beals Minchey.

Christy Marie Honeycutt Lorenz a/k/a Christy Marie Resha. Property was not a marital residence.

This is property more commonly known as 1736 Autumn Ridge Drive, Nashville, TN 37207.

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.

File No. EM-23-3825

Property Address: 1736 Autumn Ridge Drive, Nashville, TN 37207

SELLER AUTHORIZATION TO SHARE DOCUMENTS

Seller hereby authorizes the Settlement Agents/Disbursing Title Agent, or either of them, to provide copies of documents pertaining to this transaction which may or may not be deemed nonpublic personal information to the real estate brokers and real estate agents, if any, the mortgage lender(s), if any, the homeowners association and property managers, if any, and the Underwriter, if any, for purposes of closing out and disbursing on this transaction.

Seller's signature is set forth below as of this 16th day of February, 2023.

Christy Marie Honeycutt Lorenz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of February, 2023.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Certificate of Authenticity

I, Emily Manno, 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 2/16/23.

Date

Affiant Signature

2/16/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of Feb., 2023.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026