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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-415

Karen Johnson Davidson County
Batch# 976071 DEEDWARR
03/02/2023 11:04:25 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00

20230302-0014964

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/26/2025
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,700,000.00.

Affiant

Subscribed and sworn before me this the 28th day of February, 2023.

Notary Public
My commission expires: 2/26/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark S Beveridge	Same as new owner	130-09-0 092.00
415 Page Road		
Nashville, TN 37205		

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, JAMES F. ATKINSON AND WIFE, TIFFANY S. ATKINSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTIANA W. BEVERIDGE AND MARK S. BEVERIDGE, Jr., WIFE AND HUSBAND, 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 Lot. No. 1 on the Map of an unrecorded subdivision of certain lots in Bransford Realty Company's Forest Park Subdivision of record in Book 421, Page 64, Register's Office for said County, and being part of Lot No. 3 of said Bransford Company's Forest Park Subdivision, and described according to a copy of an unrecorded survey thereof as follows:

BEGINNING at a point in the center line of Page Road at the northeast corner of the property conveyed to Mrs. Toni Ginsberg by deed of record in Book 1338, Page 351, said Register's Office; thence along Ginsberg's north line westerly 192.5 feet to a point; thence northerly 64.1 feet to the southwest corner of the property of Desmond S. Swords and wife, conveyed by deed of record in Book 1290, Page 448, said Register's Office, thence along said Swords' south line easterly 229.9 feet to the center line of Page Road; thence with the center line of the same southerly 100.4 feet to the beginning.

Being the same property conveyed to James F. Atkinson and wife, Tiffany S. Atkinson, by Warranty Deed dated 11/08/2007, from James A. Wrigley, unmarried and Ruth W. Franklin, formerly Ruth W. Wrigley, unmarried, of record in Instrument No. 20071108-0131814, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 415 Page Road, Nashville, TN 37205.

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 28th day of February, 2023.

James F. Atkinson

Tiffany S. Atkinson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James F. Atkinson and Tiffany S. Atkinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY