WARRANTY DEED

File #2023020609

Karen Johnson Davidson County
Batch# 980355 DEEDWARR
03/14/2023 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20230314-0018363

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Jonathan Michael Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2023.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Michael Moore	CapStar Bank	059-14-0-105.00
(NAME)	(NAME)	
3805 Boatner Drive	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(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, **Donald S. Beard, married man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Michael Moore, a single man** HEREINAFTER CALLED THE GRANTEES, 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. 11 on the Plan of Haynes Manor, Section 1 of record in Plat Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 75.74 feet on the Southwesterly margin of Boatner Drive and runs back between lines measuring 140 feet on the Northwesterly line and 135.6 feet on the Southerly line, to a line in the rear which measures 49.1 feet.

Being the same property conveyed to Mid Drake and wife, Elzirah F. Drake, an 84.5% interest, and Elzirah Z. Finley, a 15.5% interest, by Warranty Deed dated August 3, 1970, from Willie Henry Clark and wife, Bessie M. Clark, or record in Book 4437, page 1, Register's Office for Davidson County, Tennessee. The said Elvirah Finley then conveyed her interest in the property to Mid Drake and Elzirah Drake, a married couple, as joint tenants with right of survivorship, by Quitclaim Deed dated September 14, 2012, of record in Instrument No. 20120921-0085845, Register's Office for Davidson County, Tennessee. Said Elzirah F. Drake died on April 1, 2021, vesting Mid Drake as surviving tenant.

Being the same property conveyed to Donald S. Beard by Warranty deed from Mid Drake, unmarried of record in Instrument No. 20220422-0046547 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 22, 2022.

This conveyance is subject to: Taxes for the year 2023, a lien not yet due and payable.; Subject to all matters shown on the Plan of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☐
This is improved ☒ property, known as **3805 Boatner Drive, Nashville,TN,37207-3610**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 13th day of March, 2023.

Donald S. Beard

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Donald S Beard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 13th day of March, 2023.

Commission expires:

6/22/26

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

True Copy Certification

I, **Pam Autry,** 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 this the 13th day of March, 2023.

Affiant Signature
Date 03/13/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024