39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1007574 DEEDWARR
05/25/2023 12 33 45 PM 2 pgs
Fees: $13 00 Taxes $925 00

20230525-0039540

File No. EM-23-4387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$250,000 00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2023

Notary Public

MY COMMISSION EXPIRES 7/6/24
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 NUMBER
Melissa Hale and Bob Hale	New Owner	
(NAME)	(NAME)	105-10-0A-301 00-CO
5 Livree Lane		
(ADDRESS)	(ADDRESS)	
Little Rock, AR 72223		
(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, **Amelia Simmons Adkins aka Amelia Adkins and Keith Adkins, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Hale and Bob Hale, wife and husband,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-4 of the BeechTree Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, and as amended by First Amendment, of record in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Amelia Layne Simmons by Warranty deed from Mary Jenkins Hardin and husband, Brett A. Sheriff of record in Instrument No. 20071204-0140398 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 04, 2007.

Being the same property conveyed to Amelia Adkins and Keith Adkins, wife and husband by Quitclaim deed from Amelia Layne Simmons, n/k/a Amelia Adkins, a married woman of record in Instrument No. 20201209-0143839 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 09, 2020.

This is property more commonly known as 2020 Beech Avenue, C4, Nashville, TN 37204.

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 17th day of May, 2023.

Amelia Adkins by Ryan Lux Attorney in fact
Amelia Adkins by Ryan Lux, Attorney-In-Fact

Keith Adkins by Ryan Lux Attorney in fact
Keith Adkins by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Amelia Adkins and Keith Adkins, and that this instrument was executed on behalf of the said Amelia Adkins and Keith Adkins for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No _____ _____, in the Register's Office for ~~Williamson~~ Davidson County, Tennessee.

Witness my hand and official seal this 17th day of May, 2023.

Notary Public Emily Manno

My Commission Expires

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