**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1699

Karen Johnson Davidson County
Batch# 1008027 **DEEDWARR**
05/26/2023 09 14 51 AM 2 pgs
Fees $13.00 Taxes $2,349 50

20230526-0039792

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2023

Notary Public

Commission Expires _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Mitch Beerbower<br>6521 A Premier Drive<br>Nashville, TN 37209 | Wesley Mortgage<br>9009 Carothers Pkwy, #A-3<br>Franklin, TN 37067 | 102-04-0F-001-00-CO |

# WARRANTY DEED

FOR AND IN 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,

**Alan Scott Holley, an unmarried man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mitchell Beerbower,unmarried 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 Unit A of Homes at 6521 Premier Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6521 Premier Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No 20200219-0018436, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6521 Premier Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20200219-0018436, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Alan Scott Holley, an unmarried man by Warranty deed from George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife of record in Instrument No 20210211-0019502 Register's Office for Davidson County, Tennessee, dated February 08, 2021 and recorded on February 11, 2021

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as 6521 A Premier Drive, Nashville, TN 37209

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 so 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

Dated this the 22nd day of May, 2023

Alan Scott Holley

STATE OF TENNESSEE
COUNTY OF

On this 22nd day of May, 2023, before me personally appeared Alan Scott Holley, 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 22nd day of May, 2023.

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notary Signature
My commission expires 7/6/26