Name and Address of New Owner:
Donald Dewayne Beard
3434 Meadowhill Drive
Murfreesboro, TN 37130

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23050657

Map and Parcel: 172 06 0 012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **B. J. Bass**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Donald Dewayne Beard**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 45, Section Two, Harvard Estates of record in Book 4675, page 61, in the Register's Office of Davidson County, Tennessee.

Said Lot 45 fronts 163 feet on the west margin of Marc Drive and extends back 275 feet on the North line and 227.42 feet on the south line, to a line on the rear which is a broken line on which it measures 182.71 feet.

Being the same property conveyed to B.J. Bass and wife, Virginia G. Bass by Warranty Deed filed for record on October 1, 1974 in Book 4856, page 746, of the Register's Office of Davidson County, Tennessee. The said Virginia G. Bass died on December 18, 2018, leaving B. J. Bass as the sole surviving tenant by the entirety.

This conveyance is subject to Covenants, Conditions and Restrictions of Harvard Estates of record in Book 4681, page 75; all matters as set forth per plat of record in Book 4675, page 61; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5064 Marc Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Karen Johnson Davidson County
Batch# 1009365 DEEDWARR
05/31/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230531-0041000

WITNESS my hand this 26th day of May, 2023.

B. J. Bass by Ashli Virginia Pope, Attorney-in-Fact

B. J. Bass by Ashli Virginia Pope, Attorney-in-Fact

State of Tennessee

County of Rutherford

Personally appeared before me, Ashli Virginia Pope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said, Ashli Virginia Pope, to me known to be the person who executed the foregoing instrument on behalf of B. J. Bass, aka Bobby J. Bass, acknowledged that she executed the same as the free act and deed of said B. J. Bass, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said B. J. Bass, and appearing of record in Instrument No. 20220121-0008087, ~~page~~ in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 26th of May, 2023.

L. F. Vaught

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00.

Affiant Signature

Subscribed and sworn to before me, this 26th day of May, 2023.

L. F. Vaught

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 5/26/23 (date of document).

Affiant Signature

5/31/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of May, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025