THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1017177 DEEDWARR
06/21/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20230621-0047026

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Susan Meadows<br>873 Sandburg Place<br>Nashville, TN 37214 | CMG Mortgage Inc.<br>3160 Crow Canyon Rd.<br>suite #400<br>San Ramon, CA 94583 | 108-12-0-275.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joshua W. Beckham and Rachel Beckham, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Susan Meadows, an unmarried women**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 20** on the plan or Elmcrest Subdivision, of record in Book 7900, page 52, Register's Office for said County.

Said Lot No. 20 fronts 56.03 feet on the Southeasterly margin of Sandburg Place and extends back 174.31 feet on the Southerly line which is a broken line and 137.48 feet on the northerly line to a dead line in the rear, measuring 67.30 feet thereon.

Being the same property conveyed to Rachel A. Woods and Joshua W. Beckham, wife and husband by Warranty deed from Susan Dee Maywood, unmarried of record in Instrument No. 20181128-0116430, dated November 19, 2018 and recorded on November 29, 2018. Register's Office for Davidson County, Tennessee; being further conveyed to Rachel Beckham and Joshua W. Beckham, wife and husband by Quitclaim Deed from Rachel Beckham (formerly known as Rachal A. Woods) and Joshua W. Beckham, wife and husband of record in Instrument number 20200527-0054602, dated May 18, 2020 and recorded on May 27, 2020, Register's office for Davidson County, Tennessee.

This is property commonly known as 873 Sandburg Place, Nashville, TN 37214*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, as of the dates noted below:**

Date: 6/13/23
**Joshua W. Beckham**

Date: 6/13/23
**Rachel Beckham**

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua W. Beckham,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day **of June, 2023:**

Notary Public

My Commission Expires: 3-31-26

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachel Beckham,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day **of June, 2023:**

Notary Public

My Commission Expires: 3-31-26

STATE OF TENNESSEE

COUNTY OF Benton

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$344,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS 13 DAY OF **June, 2023:**

Notary Public

My Commission Expires: 3-15-26

WANDA L. MALIN STATE OF TENNESSEE NOTARY PUBLIC BENTON COUNTY

**True Copy Certification**

I, Yvette Meldrum, 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 June 16, 2023

Signature 6/16/23 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of June, 2023

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024