Karen Johnson Davidson County
Batch# 1021085 DEEDWARR
06/29/2023 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20230629-0049891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 29 day of June, 2023.

(Affix Seal) Notary Public

My Commission Expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

2023-06-1042

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark Evans 201 Acklen Park Drive #4 Nashville, TN 37203	OWNER	Map/Parcel 104-02-0A-004.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beau Lieu Homes LLC, a Michigan Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Evans, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Situate in Davidson County, Tennessee, being Unit No. 4, of Acklen Place Condominiums, a Horizontal Property Regime, established by Master Deed of record in Book 6045, Page 173, as amended in Book 7011, Page 177 and Book 11237, Page 290, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beau Lieu Homes, LLC, a Michigan limited liability company by Warranty Deed from Bobby Towns and Lynette W. Towns, husband and wife of record in Instrument No. 20200124-0008790 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 24, 2020, and Scrivener's Affidavit recorded on January 30, 2020 in Instrument No. 20200130-0010894.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 201 Acklen Park Drive, #4, Nashville, TN 37203 .

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 the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its 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.

Effective the 29 day of June, 2023:

Beau Lieu Homes LLC, a Michigan Limited Liability Company

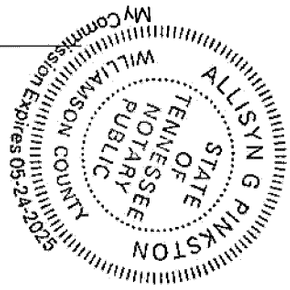
By: _____
Kevin J. Belew, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kevin J. Belew, Member of Beau Lieu Homes LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Beau Lieu Homes LLC, the within named bargainor, a Limited Liability Company, and that such Kevin J. Belew, Member of Beau Lieu Homes LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 29 day of June, 2023.

_____
Notary Signature
My commission expires:_____



Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie G. Hayes, 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 6/29/2023.

Date

Affiant Signature

6/29/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of June, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)