THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$805,000.00**.
Karen Johnson Davidson County Batch# 1025949 DEEDWARR 07/14/2023 08:02:30 AM 3 pgs Fees: $18.00 Taxes: $2,978.50 20230714-0053896	**Affiant** Subscribed and sworn to before me, this **10th day of July, 2023.** **Notary Public** **My commission expires:** _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Sevier and Lee Alexandria Sevier **5832 Deer Estates Drive** **Nashville, TN 37221**	**American Airlines Federal Credit Union** **14050 FAA Blvd** **MD2100 POB 619001** **DFW Airport, TX 75261**	**155 16 0A 186.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Gregory A. Beamer, an unmarried man, and Tiffany F. Beamer, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **John Sevier and Lee Alexandria Sevier, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Traceside, Section Seven of record in Plat Book 9700, Page 423, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory A. Beamer and Tiffany F. Beamer, Husband and Wife, by Warranty Deed from Jose D. Gonzalez and Claire P. Gonzalez, Husband and Wife, of record in Instrument No. 20150609-0054088, in the Register's Office of Davidson County, Tennessee, dated May 22, 2015 and recorded on June 09, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **5832 Deer Estates Drive, Nashville, TN 37221**.

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 in 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(s) this **10th day of July, 2023.**

Gregory A. Beamer

Tiffany F. Beamer

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of July, 2023, before me personally appeared Gregory A. Beamer and Tiffany F. Beamer, 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 10th day of July, 2023.

Notary Signature
My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

HE-2023-109

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 07/10/23 (date of document).

Affiant Signature

07/13/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 13th day of July, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL