Karen Johnson Davidson County
Batch# 1029052 DEEDWARR
07/21/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20230721-0056169

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2023.

Notary Public

My Commission Expires: 9-21-26
(AFFIX SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Matthew Ian Flaherty	VanDyk Mortgage Corporation	175-02-0E-013.00 CO
1736 Sprucedale Drive	2449 Camelot Court Southeast	
Antioch, TN 37013	Grand Rapids, MI 49546	

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, WE,

Kelsy Rae Beard and Brandon Michael Beard, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Ian Flaherty, single man

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:

LAND in Davidson County, Tennessee, being Unit No. 3101, as shown on Exhibit "B" to the Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Section Four of record in Instrument No. 20170602-0055284, and further detailed according to Boundary Plat and survey appearing of record in Instrument No. 20170815-0083582, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said unit.

NOTE: See DCCR amendment reference added to the legal description above. The plat reference on deeds is the Boundary Plat for Section Four. DCCR amendment shown above shows specific unit locations and detail.

BEING the same property conveyed to Kelsy Rae Beard and Brandon Michael Beard, wife and husband, by Warranty Deed from Christina M. Lenning, unmarried, dated 5/30/2019 and recorded 6/3/2019 in Instrument No. 20190603-0052692, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1736 Sprucedale Drive, Antioch, TN 37013.

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 Grantors do covenant with said Grantee that Grantors 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 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.

Witness my/our hand(s) this 19th day of July, 2023.

Kelsy Rae Beard

Brandon Michael Beard

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

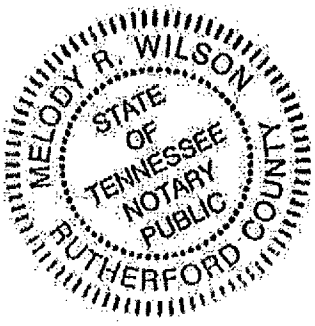
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelsy Rae Beard and Brandon Michael Beard with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 19th of July, 2023.

Notary Public

My Commission Expires: 1/19/2025

(SEAL)



Certificate of Authenticity

I, Tori Cole, 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 July 19, 2023.

Affiant Signature

Date: 7/20/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 20, 2023.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

