Karen Johnson Davidson County
Batch# 1029082 DEEDWARR
07/21/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230721-0056211

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

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

Notary Public
My commission expires:
5/20/26

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Angelo Centeno Lara **Heleny Dessire Garcia Lugo**		**09511018800**
2417 Woodberry Dr		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eli Beaird and Cori Beaird, husband and wife

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

Angelo Centeno Lara and Heleny Dessire Garcia Lugo

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:

Land in Davidson County, Tennessee, being part of Lot No. 3, on the Map of the Subdivision of the Merritt Farm, of record in Book 547, Page 68, Register's Office for Davidson County, Tennessee, being known as Tract No. 2, on the unrecorded Map of the Robert G. Northern Lands, and being more particularly described according to a copy of a survey made by William Collier Parrish Associates Civil Engineers, as follows:

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tract. No. 1 and 2; thence with the line between said tracts south 8 degrees 43 minutes West 94.8 feet to a point in the north right-of-way line of a TVA Transmission Easement; thence south 83 degrees 40 minutes west 100.4 feet along the north right-of-way line of said TVA easement to the corner of Tracts 2 and 3; thence with the line between said tracts, north 8 degrees 43 minutes East 99.1 feet to an iron pin in the corner of Tracts 2 and 3; thence with the margin of Woodberry Drive south 81 degrees 17 minutes East 100 feet to the point of beginning containing,22 acres, more or less.

Tract Two:

Land in Davidson County, Tennessee, being part of Lot No. 3, on the Map of the Subdivision of Merritt Farm,, of record in Book 547, Page 68, Register's Office for Davidson County, Tennessee, being known as Tract No. 3, on the unrecorded Map of Robert G. Northern Lands in the 3rd Civil District of said

County, and being more particularly described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, November 3, 1958, as follows:

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tracts 2 and 3; thence with the line between said tracts south 8 degrees 43 minutes west 99.1 feet to a point in the north right-of-way line of a TVA Transmission Easement; thence north 83 degrees 40 minutes west along the north right-of-way line of said TVA easement, 92.45 feet to the common corner of Tract 3 and Lot No. 31 of the Merry Oaks Subdivision, Section 2, of record in Book 2133, page 8, Register's Office for said County; thence with the line between Tract 3 and said Lot No. 31, north 4 degrees 25 minutes east 102.1 feet to an iron pin in the south margin of Woodberry Drive, being the common corner of Tract 3 and said lot No. 31; thence with the margin of said Drive, south 81 degrees 17 minutes east, 100 feet to the beginning and containing .22 acres, more or less.

Being the same property conveyed to Eli Beaird and Cori Beaird, husband and wife, by Warranty Deed from Adventure Home Solutions, LLC, a Tennessee limited liability company, dated May 6, 2016, of record in Instrument No. 20160510-0046571, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2417 Woodberry Dr, Nashville, TN 37214.

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.

Eli Beaird by: Sean Shariati Attorney in Fact Date: 7/20/23
Eli Beaird
By: Sean Shariati
Attorney in Fact

Cori Beaird by: Sean Shariati Attorney in Fact Date: 7/20/23
Cori Beaird
By: Sean Shariati
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sean Shariati with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Eli Beaird and Cori Beaird and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book 202307210056210 Page _____, in said Register's Office.

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Witness my hand, at office, this 20 day of July, 2023.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

NOTARY PUBLIC

My Commission Expires: 10/2/2023

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 20, 2023 (date of document).

Regina Sullo
Affiant Signature

July 21, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 21st day of July, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026