Name and Address of New Owner:
Cori Marie Beaird and Eli Austin Beaird
1608 North Halifax Avenue
Daytona Beach, FL 32118

Karen Johnson Davidson County
Batch# 1030040 DEEDWARR
07/24/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230724-0056906

Send Tax Bills To:
All Western mortgage, Inc.
8345 W. Sunset Road, Ste 380
Las Vegas, NV 89113

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 084-10-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William K. Caldwell, a unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eli Austin Beaird and Cori Marie Beaird, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 146 on the Plan of Section Five, Sunny Acres, as of record in Plat Book 3300, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Included in the above property but specifically excluded therefrom is that certain property described in Warranty Deed from Gustavo C. Garcia and wife, Marsha Garcia, to Nashville and Eastern Railroad Corporation recorded on December 30, 2002, in Instrument No. 20021230-0161781, Register's Office for Davidson County, Tennessee, as by Act of Correction recorded on December 30, 2008, in Instrument No. 20081230-0123198, said Register's Office.

Being the same property conveyed to William K. Caldwell, a married man, by Warranty deed from Steve R. Griffith, of record in Instrument No. 20120217-0014275, Register's Office for Davidson County, Tennessee, dated February 16, 2012 and recorded on February 17, 2012.

Being the same property conveyed to William K. Caldwell by Quitclaim Deed from Jessica L. Caldwell pursuant to Final Decree of Divorce Docket No. 21D-1911, in the Third Circuit Court for Davidson County, Tennessee. Quitclaim Deed is being recorded simultaneously herewith in Instrument Number _202307240056905___, Register's Office for Davidson County, Tennessee.

This is improved property located at 113 Rustic Court, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of July, 2023.

_____(SEAL)
William K. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William K. Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2023.

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5-9-26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $535,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

_____
Notary Public
My commission expires: 03/01/2025

File No. GNT-23-2737

Certificate of Authenticity

I, Jennifer Russell, 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 7/20/23.
Date

Jennifer Russell
Affiant Signature

7/24/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 24 day of July, 2023.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.