Karen Johnson Davidson County
Batch# 1039971 DEEDWARR
08/18/2023 11 12 48 AM 2 pgs
Fees $13 00 Taxes $9,620 00

20230818-0064632

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of August, 2023

(Affix Seal) Notary Public

My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

2023-07-1077

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#
Kenneth T Beery and Angel Wood Beery 212 Heady Drive Nashville, TN 37205	NEW OWNER	Map/Parcel 130-05-0-110 00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Talbott P. Ottinger, Trustee of the The 212 Heady Drive Trust dated January 6, 2020**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth T. Beery and Angel Wood Beery, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 5 of Block "K" on the Plan of Second Revision Plan, Highlands of Belle Meade No 2, of record in Plat Book 1130, Page (s) 71 and 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 5 of Block "K" fronts 100 Feet on the easterly margin of Heady Drive and extends back between parallel lines of 200 feet to a dead line in the rear

Being the same property conveyed to Christy W Ivey, Trustee by Warranty deed from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument No 20110908-0069673 Register's Office for Davidson County, Tennessee, dated September 02, 2011 and recorded on September 08, 2011

Being the same property conveyed to W McClain Towery and spouse, Jacqueline Thompson Towery by Quitclaim deed from Christy W. Ivey, Trustee of record in Instrument No 20110908-0069674 Register's Office for Davidson County, Tennessee, dated September 06, 2011 and recorded on September 08, 2011

Being the same property conveyed to Talbott P Ottinger, Trustee of the 212 Heady Drive Trust by Quitclaim deed from W McClain Towery and Spouse, Jacqueline Thompson Towery of record in Instrument No 20200108-0002678 Register's Office for Davidson County, Tennessee, dated January 06, 2020 and recorded on January 08, 2020

This conveyance is subject to the following Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage

This conveyance is subject to the following Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien not yet due and 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 212 Heady Drive, Nashville, TN 37205 .

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, their 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 bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its 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 ____ day of August, 2023.

The 212 Heady Drive Trust dated January 6, 2020

By: _____
Talbott P. Ottinger, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Talbott P. Ottinger, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The 212 Heady Drive Trust dated January 6, 2020, the within bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee of the The 212 Heady Drive Trust dated January 6, 2020.

Witness my hand, at office, this 16th day of August, 2023:

Emily Means
Notary Public

My commission expires: 03-09-2027

EMILY N MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES MARCH 09, 2027