Karen Johnson Davidson County
Batch# 1069891 DEEDWARR
11/08/2023 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20231108-0087543

WARRANTY DEED	STATE OF TENNESSEE Sumner COUNTY OF ~~Davidson~~ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 11/06/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 10/21/2024

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4122

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Javier Martinez Balbuena and Mayra Castillo Meza		069-04-0-028-00
3604 Fairview Drive		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Delores Beverly, Lanardo K. Beverly, Stephanie Birdine, LaCloidia Joy Beverly-Powell, and Angela Edmondson

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Javier Martinez Balbuena and Mayra Castillo Meza, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Lot No. 25, Block "BB", on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, which Plan amends the plan of Fairview Subdivision of record in Book 974, page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles L. Beverly by Warranty Deed from Alverna Chadwell, Jr., and wife Alice J. Chadwell of record in Book 10261, page 795, Register's Office for Davidson County, Tennessee, dated November 13, 1996 and recorded on November 18, 1996.

See also Quitclaim Deed of record in Instrument Number 200001100003185, Register's Office for Davidson County, Tennessee.

The said Charles L. Beverly died intestate on June 14, 2016. His estate is filed of record at Docket No. 16-P-1412 in the Seventh Circuit Court of the State of Tennessee, 20th Judicial Court at Davidson County, Probate Division. The following are the purported to be the only heirs at law of the said Charles L. Beverly, deceased: Lanardo K. Beverly, Stephanie Birdine, Delores Beverly, Angela Edmondson and LaCloidia Joy Beverly-Powell.

See also Affidavit of Heirship of record at Instrument Number 20171019-0107168, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3604 Fairview Drive Nashville, TN 37218

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 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 hand on November 6, 2023.

Delores Beverly

Lanardo K. Beverly *

*Lanardo K Beverly

Stephanie Birdine

LaCloidia Joy Beverly-Powell

Angela Edmondson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Delores Beverly, Lanardo K. * Beverly, Stephanie Birdine, LaCloidia Joy Beverly-Powell, and Angela Edmondson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 6, 2023.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 2023-4122

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Renee Long, 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 11-16-2023.
Date

Affiant Signature

11-16-2023
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 16 day of October, 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.