This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2294-TC

Karen Johnson Davidson County
Batch# 1070237 DEEDWARR
11/13/2023 10:01:52 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20231113-0087957

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is ~~$305,000.00~~.

Affiant

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of November, 2023.

Notary Public
My Commission Expires 05-09-27

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Samuel Vass Sigmon<br>2316 Nashboro Blvd<br>Nashville, TN 37217 | New Owner | 135 12 0B 117.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Andrew P. Beeson, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Samuel Vass Sigmon**, 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. 117, on the Plan of a Horizontal Property Regime, Private Element Plat, Nashboro - Fairway Pointe, of record in Instrument No. 20020820-0100664, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Andrew P. Beeson, a single man, by Quit-Claim Deed from Andrew P. Beeson, a single man, and James P. Beeson, a single man, of record in Instrument No. 20220211-0016137, in the Register's Office of Davidson County, Tennessee, dated November 02, 2021, and recorded on February 11, 2022.

Being the same property conveyed to Andrew P. Beeson and James P. Beeson, by Warranty Deed from James L. Russell, III, of record in Instrument No. 20171103-0113036, in the Register's Office of Davidson County, Tennessee, dated August 15, 2017, and recorded on November 03, 2017.

This is improved property located at: **2316 Nashboro Boulevard, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 3rd day of November, 2023.

GRANTOR:

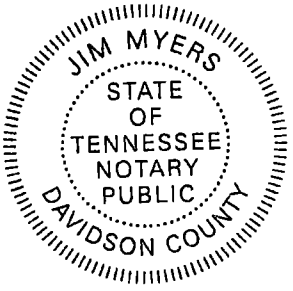
Andrew P. Beeson

Andrew P. Beeson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew P. Beeson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of November, 2023.




Notary Public
My Commission expires: 1/26-2024