Karen Johnson Davidson County
Batch# 1074932 DEEDWARR
11/22/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231122-0091164

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-TC-1621-PK

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebekah J. Beck	**United Community Bank**	
(NAME)	(NAME)	**081-11-0-133**
1621 21st Avenue North	**PO Box 670**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Blairsville, GA 30514**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **EVANNA DERKACH, married,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBEKAH J. BECK, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 45 on the Plan of S. A. Champion's Subdivision, as shown on Plat appearing of record in Plat Book 161, Page 312, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evanna Derkach, an unmarried woman, by Warranty Deed from TN4, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170711-0069583, in the Register's Office of Davidson County, Tennessee, dated July 07, 2017 and recorded on July 11, 2017.

Tamesha Derico Derkach joins in to convey any interest she may have.

This conveyance is subject to:
* Taxes for the year 2023, now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S. A. Champion's Subdivision, as recorded in Plat Book 161, Page(s) 312.
* Easement recorded in Instrument No. 20230119-0004474.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1621 21st Avenue North, Nashville, TN 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~22nd~~ 21ST day of November, 2023.

Evanna Derkach

Tamesha Derico Derkach

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

On this ~~22nd~~ 21ST day of November, 2023, before me personally appeared Evanna Derkach, to me known to be the person (~~or persons~~) described in and who executed the foregoing instrument, and acknowledged that such person (~~or persons~~) executed the same as such person's (~~or persons~~') free act and deed.

Witness my hand, at office, this ~~22nd~~ 21ST day of November, 2023.

Notary Signature
My commission expires: 5/5/2026

Joshua Gangway
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires May 5, 2026

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

On this ~~22nd~~ 21ST day of November, 2023, before me personally appeared Tamesha Derico Derkach, to me known to be the person (~~or persons~~) described in and who executed the foregoing instrument, and acknowledged that such person (~~or persons~~) executed the same as such person's (~~or persons~~') free act and deed.

Witness my hand, at office, this ~~22nd~~ 21ST day of November, 2023.

Notary Signature
My commission expires: 5/5/2026

Joshua Gangway
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires May 5, 2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 22 day of November, 2023.

Affiant Signature

Date 11/22/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027