Send Tax Bills To:
Charles Beck
1456 Janie Avenue
Nashville, TN 37216

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Charles Beck
1456 Janie Avenue
Nashville, TN 37216

Map & Parcel No: 072-04-0-270.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1078016 DEEDWARR
12/04/2023 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,968.40
20231204-0093353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED THIRTY TWO THOUSAND AND 00/100 (532,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wildcat Lending Fund Two, Lp, a Texas Partnership** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Beck and Gerry Kyong, husband and wife, and Sean Beck and Lana Scott, husband and wife, joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7, Block E on the Map of Country Club Estates of record in Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wildcat Lending Fund Two, LP by Successor Trustee's Deed from Shaun K. Ramsey, Substitute Trustee of record in Instrument No. 20230601-0041230, Register's Office for Davidson County, Tennessee, dated May 26, 2023 and recorded on June 01, 2023.

See also Notice of Substitution of Trustee of record in Instrument No. 20230420-0029030, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1456 Janie Ave, Nashville, TN 37216.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

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 17th day of November, 2023 .

Wildcat Lending Fund Two, Lp, a Texas Partnership

By: _____

Bryan J. Kaminski, General Partner

STATE OF

COUNTY OF

On this 17 day of November, 2023, before me personally appeared Wildcat Lending Fund Two, Lp, 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 17 day of November, 2023.

MARIA M. AGUILAR
Notary Public, State of Texas
Comm. Expires 12-19-2026
Notary ID 132250[illegible]

_____

Notary Signature

My commission expires:

AFFIDAVIT OF VALUE

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 $532,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

Affiant

STATE OF TN
COUNTY OF Wilson

Sworn to and subscribed before me this 17th day of November, 2023.

DANIELLE IMBARATTO
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12.1.2025

_____

Notary Signature

My commission expires:

Tennessee Certification of Electronic Document

I, Mallory Hoffman, 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 November 17, 2023 (Date of document)

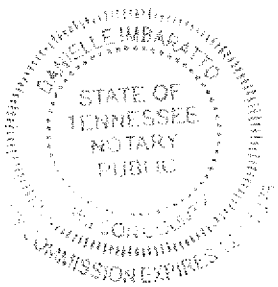
Mallory Hoffman
Affiant Signature

12/4/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4th day of December, 2023.



Danielle Imbaratto
Notary signature

My commission expires: