Karen Johnson Davidson County
Batch# 1084085 DEEDWARR
12/20/2023 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20231220-0098067

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2023.

Notary Public
MY COMMISSION EXPIRES:
File No. G23-20187

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew Aaron (NAME)	NEW OWNER (NAME)	14-10
5295 Rawlings Road (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **William H. Beard and John H. Beard, Successor Trustees of The Hayes and Betsy Beard Revocable Living Trust Agreement dated February 13, 1996, Devisee of the Estate of Betsy H. Beard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Aaron**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract of land in the 14th Civil District of Davidson County, Tennessee described according to a survey made by John M. Sullivan, County, Surveyor, dated August 24, 1948, as follows:

BEGINNING at a point in the center line of Old Clarksville Road at the southwest corner of a .95 acre tract conveyed to J. H. Keel by deed from Clarence Moore and wife, of record in Book 1641, page 609, Register's Office for said county; thence along the center of said road north 75 deg 45' west 277.9 ft to the center line intersection of said road with Harper Road; thence along the center line of Harper Road north 5 deg 58' east 582.7 ft. to the center of said road with U. S. Highway No. 112; thence along the center of said Highway as follows: south 50 deg 22' east 123.3 ft; south 51 deg 42' east 100 feet; south 53 deg 01' east 100 feet; south 53 deg 49' east 100 ft; south 54 deg 37' east 57.8 ft to the northwest corner of a 2 acre tract conveyed to Glenn Short and wife, by deed from Clarence Moore and wife, of record in Book 1585, page 431, said Register's Office; thence along Short & Keel's westerly line south 25 deg 51' west 361.1 ft. to the beginning, containing 3.9 acres.

Being the same property conveyed to Betsy H. Beard by Quitclaim Deed dated March 9, 2007, recorded March 12, 2007, in Instrument Number 20070312-0030295, in the Register's Office of Davidson County,

Tennessee. The said Betsy H. Beard died March 11, 2023. See Will and Probate Documents in Case No. P-3757 in the Chancery Court for Cheatham County, Tennessee at Ashland City. Said Will is a Pour Over Will and the Devisee of the Estate is the Hayes and Betsy Beard Revocable Living Trust Agreement dated February 13, 1996. William H. Beard and John H. Beard hereby convey the property as Successor Trustees of the Hayes and Betsy Beard Revocable Living Trust Agreement dated February 13, 1996 and as Executors of the Estate of Betsy H. Beard.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7000 Harper Rd, Joelton, TN 37080.

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.

Witness my/our hand(s) this 15th day of December, 2023.

The Hayes and Betsy Beard Revocable Living Trust Agreement dated February 13, 1996

By: _____
William H. Beard, Successor Trustee

By: _____
John H. Beard, Successor Trustee

The Estate of Betsy H. Beard

By: _____
William H. Beard, Executor

By: _____
John H. Beard, Executor

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William H. Beard and John H. Beard, Successor Trustees of The Hayes and Betsy Beard Revocable Living Trust Agreement dated February 13, 1996, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Successor Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of December, 2023.

_____
Notary Public

My Commission Expires: 1/28/26

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within

and State, the within named William H. Beard and John H. Beard, Successor Trustees of The Hayes and Betsy Beard Revocable Living Trust Agreement dated February 13, 1996, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Successor Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of December, 2023.

Notary Public

My Commission Expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William H. Beard and John H. Beard, Executors for The Estate of Betsy H. Beard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Executors of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of December, 2023.

Notary Public

My Commission Expires: 1/28/26

Prepared by and Return to: Smith.Sholar.Milliken.PLLC., P.O. Box 663, Gallatin, TN 37066

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 15, 2023** (date of document).

Affiant Signature

December 20, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25