Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1246

Karen Johnson
Batch # 1084551
12/21/2023 08:52:59 AM
Fees: $13.00 Taxes: $1,520.70

Davidson County
DEEDWARR
2 pgs

20231221-0098373

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edna C. Beatty, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Silas Bradford Boyle and Jennifer Renee Pettigrew, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 601 on the Plan of Harpeth Woods section of Harpeth Valley Park, of record in Book 4860, page 111, Register's Office for said County.

Being the same property conveyed to Donald E. Beatty and wife, Edna C. Beatty by deed from Perryman Construction Company, Inc., dated October 18, 1989, of record in Book 5517, page 826, Register's Office for Davidson County, Tennessee. Donald E. Beatty died on July 11, 2022 leaving Edna C. Beatty as surviving tenant by entirety.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 765 Goodpasture Terrace, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Silas Bradford Boyle 765 Goodpasture Terrace Nashville, TN 37221	Lincoln Home Loans, LLC 40 Burton Hills Blvd Ste 200 Nashville, TN 37215	156-02-0-101.00

WITNESS THE EXECUTION HEREOF this 19th day of December, 2023.

Edna C. Beatty

Edna C. Beatty

State of Tennessee)
County of Davidson)

On this 19th day of December, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Edna C. Beatty, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 411,000.00.**

Cynthia Howard

Affiant

Sworn and subscribed before me on this the 19th day of December, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON