Karen Johnson Davidson County
Batch# 1089600 DEEDWARR
01/08/2024 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20240108-0001629

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Elaine C. Williamson
Affiant

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. 23-20136

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Providence Capital LLC (NAME)	New Owner (NAME)	104-1-366
3 Northwind Drive (STREET ADDRESS)	" (STREET ADDRESS)	
Hendersonville TN 37075 (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 **Providence Capital LLC, a Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Lots. Nos. 12 and 13 on the Map of West End Park Terrace, as of record in Book 547, page 36, Register's Office for said County.

Said Lots adjoin and front 55 feet on the southerly side of St. Francis Avenue and run back 127.5 feet along the westerly line of Lot 13, 133 along the easterly line of Lot No. 12, and also along the westerly side of Terrace Boulevard, to a dead line on which they measure 55 feet.

Being the same property conveyed to Betsy H. Beard by Quitclaim Deed dated March 9, 2007 from The Hayes and Betsy Beard Revocable Living Trust, recorded March 12, 2007, in Instrument Number 20070312-0030291, in the Register's Office for 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 401 Saint Francis Ave, Nashville, TN 37205.

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 4th day of January, 2024.

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 4th day of January, 2024.

_____
Notary Public

My Commission Expires: 1/28/26

STATE 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 4th day of January, 2024.

Notary Public

My Commission Expires: 1/29/26

MICHAEL T. MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1-4-24 (date of document)

Affiant Signature

1-8-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 8th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY