Karen Johnson Davidson County
Batch# 1096068 DEEDWARR
01/30/2024 02:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20240130-0006576

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~Davidson~~ SAN DIEGO

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this 11th day of January, 2024.

Notary Public

My commission expires: 2/23/2025

ARACELY ROSENHEIM
Notary Public - California
San Diego County
Commission # 2348561
My Comm. Expires Feb 23, 2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Callie Mays		**058070C03700CO**
802 Runoff Way		
Nashville, TN 37218		

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 HEREBY ACKNOWLEDGE, WE,

La'Quan P. Beazer , LaShaun P. Beazer and Lurvey P. Beazer, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Callie Mays

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 Lot No. 30A, on the Plan of A Final plat for The Crossing at Drakes Branch, Phase 1, of record in Instrument No. 20201023-0123325, and as set forth on Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No. 20201030- 0127244, 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 Lurvey Beazer, a single person, by General Warranty Deed from SDH Nashville LLC, a Georgia limited liability company, dated June 30, 2021, of record in Instrument No. 20210706-0090516, in the Register's Office for Davidson County, Tennessee. Lurvey Beazer died intestate and unmarried on April 25, 2023, leaving Lurvey P. Beazer, Lashaun P. Beazer, and La'Quon P. Beazer as his heirs at law: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202401300006574, and Instrument No. 202401300006575, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary residence of said Grantors, their spouses, heirs, or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 802 Runoff Way, Nashville, TN 37218.

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 in 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. 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.

La'Quan P. Beazer Date: 01/11/24
La'Quan P. Beazer

STATE OF Iowa

COUNTY OF Johnson

Personally appeared before me, a Notary Public of said County and State, La'Quan P. Beazer, , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January 2024.

NOTARIAL SEAL IOWA
MARY JO BEEBE NETZ
Commission Number 727316
My Commission Expires
March 9, 2025

Mary Jo Beebe Netz
NOTARY PUBLIC

My Commission Expires: 3/9/2025

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 in 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. 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.

LaShaun P. Beazer Date: 1/11/2024

STATE OF NJ

COUNTY OF Essex

Personally appeared before me, a Notary Public of said County and State, LaShaun P. Beazer, , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 10-4-2024

Hannah M. Vincent
NOTARY PUBLIC
State of New Jersey
ID # 50114181
My Commission Expires
October 4, 2024

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 in 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. 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.

Date: 1/11/24

Lurvey P. Beazer, Jr.

STATE OF California

COUNTY OF San Diego

Personally appeared before me, a Notary Public of said County and State, Lurvey P. Beazer, Jr., the within named Grantor~~(s)~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she~~/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2024.

ARACELY ROSENHEIM
Notary Public - California
San Diego County
Commission # 2348561
My Comm. Expires Feb 23, 2025

NOTARY PUBLIC

My Commission Expires: 2/23/2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/11/24 (date of document).

Jennifer Russell
Affiant Signature

1/30/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of January 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

