Karen Johnson Davidson County
Batch# 1104325 DEEDWARR
02/26/2024 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20240226-0012672

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of Feb, 2024.

Notary Public
My commission expires:
11/2/26

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:	Map-Parcel Numbers:
Brent Beyers **Deon D. Beyers**	**New American Funding, LLC**	**133110A01700CO**
500 Paragon Mills Rd Unit C-3	**PO Box 650076**	
Nashville, TN 37211	**Dallas, TX 75265-0076**	

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,

Ramiro DeLeon, married

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

Brent Beyers and Dione D. Beyers, husband and wife

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 certain condominium apartment in Davidson County, Tennessee, being Unit No. C-3 on the plan of Canterbury Hall Condominiums, of record in Book 5200, Page 159, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made a complete and accurate description thereof.

Being the same property conveyed Ramiro DeLeon, by Special Warranty Deed from Household Financial Center, Inc., dated December 3, 2012, of record in Instrument No. 20121207-0113129, Register's Office for Davidson County, Tennessee. Joshi Deleon enters into the execution of this instrument to convey any and all marital interest he/she may have in said property.

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 500 Paragon Mills Rd Unit C-3, Nashville, TN 37211.

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.

Ramiro DeLeon Date: 2/23/24

Joshi DeLeon Date: 2/23/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ramiro DeLeon and Joshi DeLeon 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 23rd day of February 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARK & LEEDOM COMM. EXPIRES JULY 7, 2025

Certification of Recorded Documents

I, Julia Wyatt, 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 February 23, 2024.

(AFFIANT) – Julia Wyatt

02/23/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 23rd day of February, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY