Karen Johnson Davidson County
Batch# 1106315 DEEDWARR
03/01/2024 06:50:30 AM 4 pgs
Fees: $23.00 Taxes: $6,789.50
20240301-0014093

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38031-02-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,835,000.00. Affiant Subscribed and sworn to before me this 29 day of February, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner(s): Valere B. Fulwider Benjamin C. Fulwider 4378 Chickering Lane Nashville, TN 37215	**Send Tax Bills To:** New Owners 4378 Chickering Ln Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 144100010000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allison Tidman Beasley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Valere B. Fulwider and Benjamin C. Fulwider, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4378 Chickering Lane, Nashville, TN 37215.

John S. Beasley, II, spouse of Grantor, joins in the execution of this instrument in order to convey his marital interest in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 27th day of February, 2024.

Allison Tidman Beasley

John S. Beasley, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison Tidman Beasley and John S. Beasley, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 1 thru 9 Chickering Estates Section 1 as of record in Plat Book 2900, page 108, revising Plat Book 2663, Page 86 and 87, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John S. Beasley, II and wife, Allison Tidman Beasley by deed dated April 6, 2001 from Iekuni Ichikawa and wife, Takako Ichikawa of record in Instrument No. 20010410-0035268, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 29, 2007 of record in Instrument No. 20070702-0078606, as re-recorded in Instrument No. 20070716-0084699, Register's Office for Davidson County, Tennessee, John S. Beasley II, conveyed his interest in subject property to Allison Tidman Beasley.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2810, page 5 amended in Book 3096, page 210, Instrument No. 20080821-0086095, and Instrument No. 20150720-0070581, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2900, page 108, revising Plat Book 2663, Page 86 and 87, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/27/24 (date of document).

Affiant Signature

2/27/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of Feb., 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY