Name and Address of New Owner:
Yves Jeudi
1512 Water Oak Court
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1106332 DEEDWARR
03/01/2024 07:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240301-0014116

Send Tax Bills To:
Plains Commerce Bank
3905 West 49th Street
2nd FL
Sioux Falls, SD 57106

This Instrument Prepared By:
Stones River Title Company, LLC
508 South Cannon Boulevard
Shelbyville, TN 37160

Map & Parcel No:
165 14 0 164.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin E. Beasley and Orlandrea C. Beasley, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yves Jeudi, and wife, Mathilde Jeudi** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Peppertree Subdivision, Section 17 of record in Plat Book 8250, Page 196, 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 Justin E. Beasley Orlandrea C. Beasley, husband and wife, his/her/its/their heirs, successors and assigns by Deed dated June 29, 2018 from Danny Z. Gray and Yolanda Gray, husband and wife, recorded July 2, 2018, in Instrument Number 201807020063860, in the Official Records of Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as: 1512 Water Oak Court, Antioch, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of February, 2024.

Justin E. Beasley

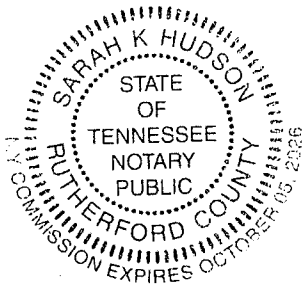
Orlandrea C. Beasley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 29th day of February, 2024, before me personally appeared Justin E. Beasley and Orlandrea C. Beasley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of February, 2024.

Sarah K. Hudson
Notary Signature
My commission expires: 10/05/2026



AFFIDAVIT OF VALUE

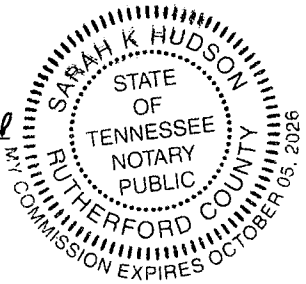
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29th day of February, 2024.

Sarah K. Hudson
Notary Public
My commission expires: 10/05/2026
File No. 2024-01-3629



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or 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 02/29/2024. (Date of Document)

Affiant Signature

Date: 02/29/2024

State of Tennessee)

County of Rutherford)

Sworn and Subscribed to me this 29th day of February, 2024

Sarah K. Hudson

Notary Public

My Commission Expires: 10/05/2026

