THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146378

Karen Johnson Davidson County
Batch # 1109518 DEEDWARR
03/11/2024 10:53:32 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20240311-0016652

Prepare Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of March, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenna Layne Wolczyk and Jason Robert Faessler 3830 Creekside Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 148 10 0 113.00

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, **Richard M. Beals, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenna Layne Wolczyk and Jason Robert Faessler,wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Blanchard Heights, as of record in Book 2663, Pages 62 and 63, Register's Office for said County.

Being the same property conveyed to Richard M. Beals, by Executor Quitclaim Deed from Estate of Harold M. Beals, the decedent's Will having been duly admitted to probate in Seventh Circuit Court, Probate Division, for Davidson County, Tennessee under Docket No. 09P415, of record in Instrument No. 20091007-0093333, in the Register's Office of Davidson County, Tennessee, dated October 05, 2009, and recorded on October 07, 2009.

Being the same property conveyed to Harold M. Beals and wife, Mattie B. Beals, by Warranty Deed from David R. McPherson and wife, Linda J. McPherson, of record in Book 3223, Page 79, in the Register's Office of Davidson County, Tennessee, dated May 02, 1961, and recorded on May 11, 1961. The said Mattie B. Beals died on March 17, 1995, then Harold M. Beals died on January 04, 2009, testate, devising subject property to Richard M. Beals and Emily A. Beals, Ross A. Beals. Also see Probate Case 09P415, Davidson County Seventh Circuit Court.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Blanchard Heights, as recorded in Plat Book 2663, Page(s) 62 and 63.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2795, Page 99.

This is improved property located at 3830 Creekside Drive Nashville TN 37211

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 8th day of March, 2024.

Richard M. Beals

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard M. Beals, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2024.

Notary Public
My Commission Expires:

