Karen Johnson Davidson County
Batch# 1109950 DEEDWARR
03/12/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240312-0016860

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Delani Distefano 8240 Persia Way, Nashville, TN 37211	Delani Distefano 8240 Persia Way, Nashville, TN 37211	172 12 0D 473.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Beats Living, LLC, a Missouri Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Delani Distefano, an unmarried woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 8240 Persia Way, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 519, on the PLAN OF FINAL SUBDIVISION PLAT OF TOWN CENTER HOMES AT LENOX VILLAGE, SECTION III, URBAN DESIGN OVERLAY of record in Plat at Instrument No. 20060118-0006550, 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 BEATS LIVING, LLC, a Missouri limited liability company, by Warranty Deed from BENJAMIN COLE NATHAN, AND MARY STEWART SCHWARZ, as joint tenants with right of survivorship, of record in Instrument No. 20211119-01544104, in the Register's Office for Davidson County, Tennessee, dated November 18, 2021, and recorded on November 19, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 11th day of March, 2024.

Beats Living, LLC, a Missouri Limited Liability Company

By: _____, Member
Micky McQuade, Member

By: _____, Member
Courtney McQuade, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley Rudy of the state and county mentioned, personally appeared Micky McQuade, Member of Beats Living, LLC and Courtney McQuade, Member of Beats Living, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and of Beats Living, LLC, the within named bargainor, a Limited Liability Company, and that such Micky McQuade, Member of Beats Living, LLC and Courtney McQuade of Beats Living, LLC as such Member and , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and .

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of March, 2024.

_____
Notary Signature

Printed Name: Ashley Rudy

My commission expires: 3/11/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $415,000.00, 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 11th day of March, 2024.

_____
Notary Public
My commission expires: _____

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 11, 2024.

Date

Affiant Signature

3/11/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of March, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

