SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1111314 DEEDWARRSP
03/14/2024 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.13
20240314-0017757

2024-02-1499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of March, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11/19/25

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp 11-19-2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ashley Chapman 4125 Edwards Avenue Nashville, TN 37216	OWNER	Map/Parcel 061-06-0-091.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **First Horizon Bank, N.A., successor by conversion to First Tennessee Bank, N.A., Trustee of The Beazley Children's Trust FBO Dennis Beazley**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley Chapman**, an unmarried woman, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being the South 54 feet of Lot No. 133 on the Plan of Maplewood Heights Subdivision of record in Book 547, pages 77 and 78, Register's Office for said County.

Said part of said lot fronts 54 feet on the west side of Edwards Avenue and runs back between parallel lines 300 feet to dead line.

Being the same property conveyed to Richard Vernon Beazley and wife, Sue Jane Beazley by Warranty Deed from William James True and wife, Alice True of record in Book 2809, page 219, Register's Office for Davidson County, Tennessee, dated October 14, 1958 and recorded on October 15, 1958.

Being the same property conveyed to Richard Vernon Beazley, Sr., Trustee of the 2010 RVB Revocable Trust (50%); and Sue Jane Beazley, Trustee of the 2010 SJB Revocable Trust (50%). by Quitclaim Deed from Richard Vernon Beazley, Sr. and wife, Sue Jane Beazley of record in Instrument No. 20101109-0089724 Register's Office for Davidson County, Tennessee, dated November 01, 2010 and recorded on November 09, 2010.

Being the same property conveyed to First Tennessee Bank, N.A., Trustee of the Beazley Children's Trust, FBO Dennis Beazley by Quit Claim Deed from First Tennessee Bank, N.A., Successor Trustee of The 2010 RVB Revocable Trust, and First Tennessee Bank, N.A., Successor Trustee of The 2010 SJB Revocable Trust of record in Instrument No. 20180613-0056627 Register's Office for Davidson County, Tennessee, dated June 07, 2018 and recorded on June 13, 2018.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4125 Edwards Avenue, Nashville, TN 37216.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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.

Effective the _____ day March, 2024.

[The remainder of this page is left blank intentionally.
Signatures and notary acknowledgement appear on the following page.]

THE BEAZLEY CHILDREN'S TRUST FBO DENNIS BEAZLEY

By: FIRST HORIZON BANK, N.A., Trustee

By: _____
Henry G. Gordon, Vice President

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, personally appeared Henry G. Gordon, Vice President of First Horizon Bank, N.A., Trustee of The Beazley Children's Trust FBO Dennis Beazley, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Vice President of First Horizon Bank, N.A., the Trustee of The Beazley Children's Trust FBO Dennis Beazley, the within named bargainor, and that he, as such Vice President of said Trustee, being so authorized to do, executed the foregoing instrument for the purposes therein contained by signing his name as Vice President of the Trustee of The Beazley Children's Trust FBO Dennis Beazley.

Witnessed this 5 day of March, 2024.

My Commission Expires: 8/3/25

_____
Notary Public

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/5/2024.

Affiant Signature – Joshua A. Terry

3/14/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/14/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27