Karen Johnson Davidson County
Batch# 1113992 DEEDWARR
03/22/2024 10:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20240322-0020025

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00

Affiant

Subscribed and sworn to before me, this 20TH day of MARCH, 2024.

Notary Public
My Commission Expires: 11.2.2026

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Whit Fletcher Living Trust 4215 Harding Pike Unit 403 Nashville, TN 37205	1611 19th St. NW Washington DC, 20009	Tax Parcel ID No. 103-16-0B-038.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN ELLIOT BEARD AND HANNAH BEARD, FOR THE ESTATE OF DONNA SUE BEARD** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R. WHITWORTH FLETCHER, TRUSTEE OF THE WHIT FLETCHER LIVING TRUST** ("Grantee"). Grantee's 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 Unit No. 403 on the Plan of Windsor Tower Condominium Apartments of record in Plat Book 5200, Page 71, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners Association, a horizontal property established by Master Deed of record in Book 5313, Page 338, amended in Book 8666, Page 789, further amended in Instrument No. 20131217-0127081 and Instrument No. 20210208-0017527, said Register's Office.

Being the same property conveyed to Donna S. Beard, unmarried by Warranty Deed from John E. Smith, by and through Attorney in Fact Susan Pitts Dale, and wife, Janeen N. Smith, by and through Attorney in Fact Susan Pitts Dale of record in Instrument No. 20080425-0042554 Register's Office for Davidson County, Tennessee, dated April 23, 2008 and recorded on April 25, 2008.

The said Donna S. Beard a/k/a Donna Sue Beard having died on or about December 1, 2022. The Estate of Donna Sue Beard is being administered under Docket No. 23P563, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. A copy of the Last Will and Testament of Donna Sue Beard being recorded on November 13, 2023 in Instrument No. 20231113-0088242, Register's Office for Davidson County, Tennessee.

John Stuart Beard, heir of Donna S. Beard, having died on or about July 9, 2023. The Estate of John Stuart Beard is being administered under Docket No. 23P2070, in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville - Davidson County.

Heirs and Beneficiaries as reflected in the Affidavit of Heirship of record in Instrument No. 20240305-0015372 Davidson County Registers Nashville, Tennessee,recorded March 5, 2024.

The heirs at law and beneficiaries join in the conveyance to quitclaim any and all interest they may have in the property.

This is improved property commonly known as: **4215 Harding Pike Unit 403 Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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.

THE ESTATE OF DONNA SUE BEARD

JOHN ELLIOT BEARD, individually as an Heir at Law

Hannah Beard by [signature] Attorney in fact individually as an Heir to Law

HANNAH BEARD BY JOHN ELLIOT BEARD, Attorney-in fact, individually as an Heir at Law

STATE OF ~~TENNESSEE~~ La California

COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN ELLIOT BEARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged ~~herself~~ to be the person who executed the foregoing instrument for the purpose therein contained. La himself

Witness my hand and seal, this 8th day of March, 2024.

LISA ARAQUE
COMM. #2383770
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2025

Lisa Araque
Notary Public
My Commission Expires: 12-16-25

STATE OF California,

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JOHN ELLIOT BEARD** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **HANNAH BEARD**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of March 2024.

LISA ARAQUE
COMM. #2383770
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2025

Lisa Araque
Notary Public
My Commission Expires: 12-16-25

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 3 / 8 / 2024 before me, Lisa Araque, Notary Public
(insert name and title of the officer)

personally appeared John Elliot Beard,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa Araque (Seal)

LISA ARAQUE
COMM. #2383770
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/21/2024 (date of document).

Affiant Signature

3/21/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

