Karen Johnson Davidson County
Batch # 1116821 DEEDWARR
04/01/2024 10:12:52 AM 3 pgs
Fees: $18.00 Taxes: $2,242.20
20240401-0022181

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $606,000.00.

Affiant

W. Dillon Woods
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Subscribed and sworn to before me this 29th day of March, 2024.

Notary Public
My Commission Expires:

File No.: 2024-864

Address of New Owner:	Send Tax Bills to:	Tax Information:
Paul T. Beavin, Sr and Mary Ann Beavin	New Owner	129-15-0-092.00
827 Percy Warner Blvd. Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert D. Borman, Trustee of the Robert D. Borman Revocable Trust, established January 4, 2022 (one half interest) and Amy J. Borman, Trustee of the Amy J. Borman Revocable Trust, established January 4, 2002 (one half interest)

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Paul T. Beavin, Sr and Mary Ann Beavin, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of West Meade Highlands, Section 1, of record in Plat Book 3700, Page (s) 69 and 70, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Robert D. Borman and Amy J. Borman, as tenants by the entireties by General Warranty Deed from Delbert E. Clayton, an unmarried man of record in Instrument No. 20180409-0033452 Register's Office for Davidson County, Tennessee, dated April 9, 2018 and recorded on April 9, 2018, and Scrivener's Affidavit recorded on March 25, 2019 in Instrument No. 20190325-0026973.

Being the same property conveyed to Robert D. Borman, trustee of the Robert D. Borman Revocable Trust, established January 4, 2022 (one half interest) and Amy J. Borman, trustee of the Amy J. Borman Revocable Trust, established January 4, 2002 (one half interest) by Quitclaim Deed from Robert D. Borman and Amy J. Borman, as tenants by entireties of record in Instrument No. 20190927-0098587 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on September 27, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 827 Percy Warner Blvd, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hands this 29th day of March, 2024.

Robert D. Borman Revocable Trust dated January 4, 2002

By: Robert D. Borman, Trustee

Robert D. Borman, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert D. Borman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of the **Robert D. Borman Revocable Trust dated January 4, 2002,** and that as such Trustee, he is authorized to and has executed the within instrument for the purposes therein contained.

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

Kimbra Spann
Notary Signature
My commission expires: 1/17/2027



Witness my hands this 29th day of March, 2024.

Amy J. Borman Revocable Trust dated January 4, 2002

By: Amy J. Borman, Trustee
Amy J. Borman, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Amy J. Borman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Trustee of the **Amy J. Borman Revocable Trust dated January 4, 2002,** and that as such Trustee, she is authorized to and has executed the within instrument for the purposes therein contained.

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

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY