Karen Johnson Davidson County
Batch# 1120284 DEEDWARR
04/08/2024 02:55:30 PM 10 pgs
Fees: $53.00 Taxes: $795.50
20240408-0024889

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-471

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of April, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Sory 1717 Heiman St Nashville, TN 37208	New Owner	081 15 0 420.00

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, I/WE,

Camisha Beasley, Monica Beasley, Saniksa Williams, Jarquieta Beasley, Anna Donette Love, Pacine Long, Gersadrick Long and Quenton Ervin, Heirs and Beneficiaries of the Estate of Garfield D. Delk

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Sory, a single man and Chris Mule, a married man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 8 on the Map of J. M. and J. T. Harding's Addition to Nashville, of record in Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

SAID Lot No. 8 fronts 50' on the southerly side of Heiman Street and runs back between parallel lines, 152 feet to an alley.

BEING the same property conveyed by Warranty Deed from Priscilla M. Baldwin, unmarried to Garfield D. Delk, an unmarried person, dated November 20, 2001 and recorded November 26, 2001, as Instrument No. 20011126-0128461 in Davidson County, Tennessee Register of Deeds. The said Garfield D. Delk died testate on or about October 14, 2023. Reference is made to his last will and testament, devising the subject property to Camisha Beasley, Monica Beasley, Saniska Williams, Jarqueita Beasley, Anna Donette Love, Gersaidrick Long and Larry Long, and admitted to probate for the limited purpose of muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 23P2368. The said Larry Long died on or about January 05, 2015. Reference is made to the affidavit of heirship for Larry Long naming Barbara Long, Pacina Long, and Quentin Ervin as all of his heirs, of record in Instrument No. __202404080024888__, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1717 Heiman St, Nashville, TN 37208

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 so 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.

Dated this the 1st day of April, 2024.

Estate of Garfield D. Delk

Camisha Beasley

Camisha Beasley

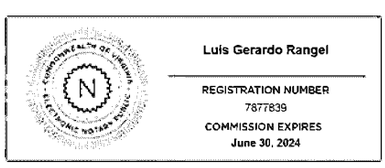
STATE OF Virginia
COUNTY OF Virginia

On this 1st day of April, 2024, before me virtually appeared Camisha Beasley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2024.

Luis Gerardo Rangel

Notary Signature
My commission expires: 06/30/2024



Notarized remotely online using communication technology via Proof.

Dated this the 1st day of April, 2024.

Estate of Garfield D. Delk

Monica Beasley

Monica Beasley

STATE OF Virginia
COUNTY OF Loudoun

On this 1st day of April, 2024, before me virtually appeared Monica Beasley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2024.

Gloria Asare

Notary Signature
My commission expires:12/31/2024
Registration No: 7901547
Electronic Notary Public

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.

Dated this the 1st day of April, 2024.

Estate of Garfield D. Delk

Saniska Williams

Saniska Williams

STATE OF Virginia
COUNTY OF Loudoun

On this 1st day of April, 2024, before me virtually appeared Saniska Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2024.

Gloria Asare

Notary Signature
My commission expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public
Notarized remotely online using communication technology via Proof.

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Dated this the 1st day of April, 2024.

Estate of Garfield D. Delk

Jarqueita Beasley

Jarqueita Beasley

STATE OF Virginia
COUNTY OF Loudoun

On this ~~1st~~ 2nd G A day of April, 2024, before me virtually appeared Jarqueita Beasley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~1st~~ 2nd G A. day of April, 2024.

Gloria Asare

Notary Signature
My commission expires: 12/31/2024
My Commission #: 7901547
Electronic Notary Public

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.

Dated this the 1st day of April, 2024.

Estate of Garfield D. Delk

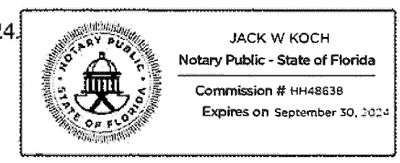
Anna Donette Love

Anna Donette Love

STATE OF Florida
COUNTY OF Pasco

On this 1st day of April, 2024, before me virtually appeared, Anna Donette Love, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. identified by a Washington driver license.

Witness my hand, at office, this 1st day of April, 2024.



Jack W Koch
Notary Signature
My commission expires: 09/30/2024
Notarized remotely online using communication technology via Proof.

Dated this the 1st day of April, 2024.

Estate of Garfield D. Delk

Pacine Yolanda Long

Pacine Long

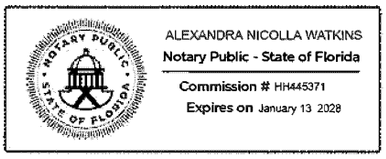
STATE OF
COUNTY OF

On this 1st day of April, 2024, before me virtually appeared, Pacine Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2024.

Alexandra Nicolla Watkins

Notary Signature
My commission expires: 01/13/2028



Notarized remotely online using communication technology via Proof.

Dated this the 1st day of April, 2024.

Estate of Garfield D. Delk

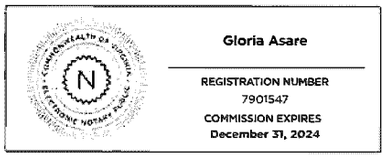
Gersaidrick Long
Gersaidrick Long

STATE OF Virginia
COUNTY OF Loudoun
2nd G A
On this ~~1st~~ day of April, 2024, before me virtually appeared Gersaidrick Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

2nd G A
Witness my hand, at office, this ~~1st~~ day of April, 2024.

Gloria Asare
Notary Signature
My commission expires: 12/31/2024
Registration No: 7901547
Electronic Notary Public

Notarized remotely online using communication technology via Proof.



Dated this the 1st day of April, 2024.

Estate of Garfield D. Delk

Quenton Ervin

Quenton Ervin

STATE OF Florida
COUNTY OF Pasco

On this 1st day of April, 2024, before me virtually appeared Quenton Ervin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. identified by a Tennessee driver license

Witness my hand, at office, this 1st day of April, 2024.

JACK W KOCH
Notary Public - State of Florida
Commission # HH48638
Expires on September 30, 2024

Jack W Koch
Notary Signature Jack W Koch
My commission expires: 09/30/2024
Notarized remotely online using communication technology via Proof.

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 4/1/2024.

Affiant Signature – Joshua A. Terry

4/5/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/5/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27