Karen Johnson Davidson County
Batch# 1123319 DEEDWARR
04/16/2024 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20240416-0027079

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 38141-04-2024** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 15th day of April, 2024.<br><br>Notary Public<br>My Commission Expires: 3/20/2028 |

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/20/2028

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Laurann Osborne, Austin Stokes<br>6150 Beals Lane<br>Nashville, TN 37218 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>05900004400 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ECC LLC, a Kentucky Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurann Osborne, a single woman, and Austin Stokes, a single man, as joint tenants with rights of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6150 Beals Lane, Nashville, TN 37218.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of April, 2024.

ECC LLC, a Kentucky limited liability company

BY: _____
Chris R. Carter, Authorized Agent

STATE OF KENTUCKY

COUNTY OF Hardin

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Chris R. Carter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the ECC LLC, a Kentucky limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of April, 2024.

Karen D Hunley
Notary Public

My Commission Expires:

KAREN D. HUNLEY
NOTARY PUBLIC
Kentucky, State At Large
Commission # KYNP22338
My Commission Expires 01/25/2025

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22447-DS

EXHIBIT "A"

Land in Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, March 16 and 17, 1972, Job No. W-2-555, as follows:

Beginning at a point on the westerly margin of Buena Vista Pike at the southeast corner of the property conveyed to Howard D. McNabb and wife, by Deed from R.B. Beal and wife, of record in Book 3133, Page 531, Register's Office for said County; thence with said McNabb's Southern boundary line and the Southern boundary line of the property conveyed to Howard McNabb and wife, by deed from R.B. Beal and wife, of record in Book 3225, Page 5, said Register's Office, South 80 deg. 15 min. West 340.5 feet; thence with said McNabb's western boundary line North 9 deg. 45 min. West 144.4 feet to said McNabb's Northwest corner being in the southerly margin of Beal Lane; thence with the southerly margin of said Lane South 80 deg. 15 min. West 97.1 feet; thence southwestwardly 260 feet, more or less, to the southeast corner of the property conveyed to Howard B. Moore and wife, by deed from R.B. Beal and wife, of record in Book 3508, Page 133, said Register's Office; thence South 0 deg. 10 min. West 231.3 feet to a point; thence North 70 deg. 55 min. East 92 feet; thence North 19 deg. 05 min. West 17 feet; thence North 70 deg. 55 min. East 70 feet; thence North 9 deg. 45 min. West 289.1 feet; thence North 80 deg. 15 min. East 325 feet, more or less to the westerly margin of said Buena Vista Pike; thence with said North 27 deg. West 12.5 feet, more or less to the beginning.

Being the same property conveyed to ECC LLC, a Kentucky Limited Liability Company by deed dated September 26, 2023 from MTAB LLC, a Kentucky Limited Liability Company, of record in Instrument No. 20231003-0077448, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 4/15/24 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 4/15/24

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 15th **day of** April, 2024.

Bria Sawyers

**Notary Signature**

**MY COMMISSION EXPIRES:** 3/20/2028

**Notary's Seal (if on paper)**

