Karen Johnson Davidson County
Batch# 1124271 DEEDWARRSP
04/18/2024 08:35:30 AM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20240418-0027595

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
28329-1B Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Beyond Details Properties LLC ATTN: Brandy Dyer 1011 Reese Drive Franklin, TN 37069	New Owner	11909000100

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Anna R. Stout and Ryan G. Stout** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Beyond Details Properties LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows (the "Real Estate"):

> LAND in Davidson County, Tennessee, being Lot No. "C" on the Map showing Subdivision of the Hughes Residence Lot and Lots Nos. 57, 58, 59, 60, 70, 71, 72 and 73 including alley in rear of said lots in Edenwold Park (corrected Plan), of record in Book 421, Page 153, Register's Office for said County, and more fully described as follows:
>
> Said Lot No. "C" fronts 50 feet on the west side of Grandview Avenue and extends back in a broken line 321.9 feet on the northerly side and in a broken line 335.00 feet on the southerly side of a line in the rear measuring 50 feet thereon.
>
> BEING all of the same property conveyed to Anna R. Stout and Ryan G. Stout, a married couple by Special Warranty Deed dated September 6, 2019, recorded September 10, 2019, from CowboyVol, LLC, a Tennessee limited liability company, of record in Instrument No. 20190910-0091266, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 2631 Grandview Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 17th day of April, 2024.

Anna R. Stout

Ryan G. Stout

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anna R. Stout and Ryan G. Stout, a married couple, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of April, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

Affiant

Subscribed and sworn to before me this 17th day of April, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 11909000100. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Plat Book 421, Page 153, Register's Office for Davidson County, Tennessee.

4. All Matters as shown on the ALTA As-Built Survey of 2631 Grandview Avenue by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee R.L.S. # 1728, dated August 2, 2019 as File 19019, including without limitation the building encroachment near the northeast property corner.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 April 17, 2024.

John T. Cook, Esq.
Date: April 17, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this April 17, 2024.

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON