WARRANTY DEED

Karen Johnson
Batch # 1124376
04/18/2024 10:27:59 AM
Fees: $18.00 Taxes: $814.00

Davidson County
DEEDWARR
3 pgs

20240418-0027743

BS-WA-24-101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BE Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**058-16-0-065.00**
103 Marshall Greene Circle		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUBY TOWNSEND, SINGLE AND REBECCA E. THOMAS, SINGLE AND RITA THOMAS, SINGLE AND JEFFREY THOMAS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 on the Plan of Haynes Park Subdivision, Section 3 of record in Plat Book 4460, Page 185, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Dyer Court at the common dividing line between Lots Nos. 56 and 57 on said plan; thence southerly along said dividing line 79.48 feet to a concrete marker; thence easterly 96 feet to a point in the westerly margin of Haynes Park Drive; thence northerly along the westerly margin of said Haynes Park Drive 71.36 feet to the beginning of a curve; thence around said curve a distance of 39.24 feet to a point in the southerly margin of Dyer Court; thence westerly along the southerly margin of said Dyer Court 104.47 feet to the point of beginning.

Being the same property conveyed to Ruth E. Thomas Young, a single person by Special Warranty deed from Administrator of Veterans' Affairs of record in Book 5267, page 353, Register's Office for Davidson County, Tennessee, dated March 8, 1978 and recorded on March 30, 1978.

Said Ruth E. Thomas Young died Intestate on September 30, 2021 and was survived by her four heirs at law Rebecca E. Thomas, Rita Thomas, Jeffrey Thomas and Ruby Townsend referenced in Affidavit of Heirship of record in Instrument No. 20240418 0027742, Register's Office for Davidson County, Tennessee,

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **101 Dyer Ct, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Ruby Townsend

Rita Thomas

Jeffrey Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY TOWNSEND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RITA THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 15th DAY OF APRIL, 2024.

Rebecca E. Thomas

Rebecca E. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA E. THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2024.

Notary Public
My Commission Expires: 5/22/27
(SEAL)

J. MICHAEL ROBBINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY