Send Tax Bills To:
Thomas Wade Beckerman
5816 Labrador Lane
Antioch, TN 37013

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Thomas Wade Beckerman
5816 Labrador Lane
Antioch, TN 37013

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1129529 DEEDWARR
05/01/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,041.55
20240501-0031780

Map & Parcel No: 172-08-0A-147.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED AND 00/100 (281,500.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Larry Baggett and Betty Baggett, husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Wade Beckerman and Tonya Michelle Spann, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.147 on the Plan of Hunters Branch, Section One, as record in Book 6250, Page 513, said Register's office.

Said Lot No. 147 fronts 68.80 feet on the Westerly margin of Labrador Lane and runs back between parallel lines 100.00 feet to a line in the rear which measures 68.80 feet thereon.

Being the same property conveyed to Betty Baggett and Larry Baggett, husband and wife by Quitclaim Deed from Betty Baggett, who acquired title as Betty R. Culbertson, a single person of record in Instrument No. 20001109-0111308, Register's Office for Davidson County, Tennessee, dated September 29, 2000 and recorded on November 09, 2000.

This is IMPROVED property known as 5816 Labrador Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2024.

Larry Baggett

Larry Baggett

Betty Baggett

Betty Baggett

STATE OF TENNESSEE
COUNTY OF Wilson

On this 30th day of April, 2024, before me personally appeared Larry Baggett and Betty Baggett, 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 30th day of April, 2024.

Danielle Imbaratto

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 281,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joyce Michelle Spencer

Affiant

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30th day of April, 2024.

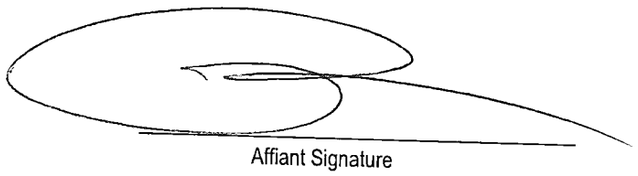
Danielle Imbaratto

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Tennessee Certification of Electronic Document

I Patricia White, 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 4-30-2024. (Date of document)



Affiant Signature

4-30-24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of April, 2024.

Notary signature

My commission expires:

