Karen Johnson Davidson County
Batch# 1129579 DEEDWARR
05/01/2024 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20240501-0031844

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. BC-24-329

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert K. Harris	New Owner	
(NAME) 1065 Woodbury Falls Drive	(NAME)	140-00-0-062.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SHE'S A BEAUT CLARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT K. HARRIS**, HEREINAFTER CALLED THE GRANTEE, 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 described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job #950094, more particularly described as follows:

Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easement, said point of beginning being the Southeasterly common comer of Tracts 15 and 14 of the Heath Property, division not of record; thence, with the lines of Tracts 14, 13, 12 and 11 and leaving the center line of said easement; North 34 degrees, 40°, 12", West 11 78.98' to an iron pin set in the Southerly property line of Tract 17; thence with the Southerly line of Tract 17, South 85 degrees, 50°, 32", East 319.86' to an iron pin; thence, leaving the line of Tract 17 and with the Southwesterly line of Tract 16, South 34 degrees, 40°, 12", East 958.22' to an iron pin set in the center of the said 50° joint use ingress, egress and public utility easement; thence, with center of said easement, South 50 degrees, 41°, 36", West 250.00' to the point of beginning, containing 6.11 acres, more or less.

Being the same property conveyed to Benjamin Michael Pacheco, a married person, and Lawrence Pacheco, a married person, as tenants in common with rights of survivorship, by Warranty Deed from Chance Story, unmarried and Audrey M. Harley, unmarried, dated March 5, 2024 and recorded March 5, 2024 in Instrument No. 20240305-0015413, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to She's a Beaut Clark, LLC, a Tennessee limited liability company by Quitclaim Deed from Benjamin Michael Pacheco, a married person, and Lawrence Pacheco, a married person, as tenants in common with right of survivorship, dated March 5, 2024 and recorded March

11, 2024 in Instrument No. 20240311-0016622, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 8674 Poplar Creek Road, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 30th day of April, 2024.

She's a Beaut Clark LLC, a Tennessee Limited Liability Company

By: _____
Benjamin Michael Pacheco, Member

By: _____
Lawrence Pacheco, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **Ryan Lux**, of the state and county mentioned, personally appeared **Benjamin Michael Pacheco** and **Lawrence Pacheco**, Members of **She's a Beaut Clark LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of **She's a Beaut Clark LLC**, the within named bargainor, a Limited Liability Company, and that such **Benjamin Michael Pacheco** and **Lawrence Pacheco**, Members of **She's a Beaut Clark LLC** as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal this 30th day of April, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 **April 30, 2024**.

Date

Affiant Signature

4/30/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY