Karen Johnson Davidson County
Batch# 1134587 DEEDWARR
05/14/2024 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20240514-0035602

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447440**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $361,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2024. Notary Public My Commission Expires:

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

WARRANTY DEED

Address New Owner: Travis Beeler and Kristen Truszkowski 255 Sailboat Dr Nashville TN 37217	Send Tax Bills To: Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226	Tax Information: Tax Parcel ID No. 149-04-0-199.00

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, **William E. Cueva Cueva and M. Magana Mendoza, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Travis Beeler, a single man and Kristen Truszkowski, a single woman, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 345 on the Plan of Section IX, Edge-O-Lake Estates of record in Plat Book 3700, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Cueva Cueva and M. Magana Mendoza, husband and wife by Warranty Deed from L. C. McCoy and wife, Jacquelin McCoy of record in Instrument No. 20160713-0071641 Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on July 13, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3700, Page 131, as amended in Book 4208, Page 738, Book 4246, Page 658, and Book 5348, Page 973, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4145, Page 195, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 255 Sailboat Dr Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantors warrant this instrument is effective as of the 10th day of May, 2024.

William E. Cueva Cueva

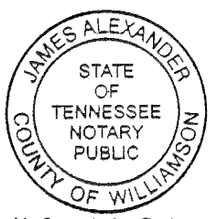
M. ~~Magana~~ Mendoza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William E. Cueva Cueva and M. Magana Mendoza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
Feb. 28. 2026

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 05/9/24 (date of document).

Affiant Signature

05/9/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 9th day of May, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL