WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1135591 DEEDWARR
05/16/2024 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240516-0036228

File #24-PA-2531-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BEC Innovations, LLC	**New Owner**	
(NAME)	(NAME)	**071 04 0 122.00**
107 Misty Way (ADDRESS)	(ADDRESS)	
Hendersonville TN 37075 (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,

KENNON LORICK, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BEC INNOVATIONS, 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. 358 on the plan of JOYWOOD HEIGHTS, SECTION IIA, as of record in Plat Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kennon Lorick, unmarried, by Warranty Deed from Melvin Le Rhun, of record in Instrument No. 20160831-0091424, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016, and recorded on August 31, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOYWOOD HEIGHTS, SECTION IIA, as recorded in Plat Book 1424, Page(s) 20.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1373, Page 98.

*Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 2531 Flamingo Drive, Nashville, TN 37207.

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.

Witness my/our hand(s) this the 8th day of May, 2024.

Kennon Lorick

STATE OF NY
COUNTY OF Greene

On this 8th day of May, 2024, before me personally appeared Kennon Lorick, 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 8th day of May, 2024.

Notary Signature
My commission expires: 7/31/25

Kristine Anne Pulling
Notary Public- State of New York
No. 01PU6362581, Qualified in Greene County
My Comm. Expires July 31, 2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5.8.24 (date of document).

Affiant Signature

5.15.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of May, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

