Karen Johnson Davidson County
Batch# 1147200 DEEDWARR
06/14/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240614-0044560

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 12th day of June, 2024. Notary Public My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jimmy R. Mitchell	New Owner(s)	043-16-0-039.00
1119 East Old Hickory Boulevard		
Nashville, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTAL D. BECK AND NELSON ANDREW BECK, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIMMY R. MITCHELL**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, described as follows, to-wit:

TRACT NO. 1:
Being Lots Nos. 4 and 5 of Block "A" on the Revised Plan of Myatt-Eagan Subdivision, of record in Book 1424, Page 107, Register's Office for said County.

Said lots adjoin and front together 100 feet on the northerly side of Old Hickory Boulevard and run back, 243 feet on the easterly line of Lot 4 and 245.4 feet on the westerly line of Lot 5 to a dead line, which is a broken line, measuring 80 feet thereon.

INCLUDED in the foregoing description but expressly excluded from this conveyance is the following described property which was condemned for highway purposes in the Third Circuit Court, a copy of the decree being of record in Book 4218, Page 410, Register's Office for said County:

BEGINNING at a point in L. T. Bohannon's southeast property corner, said paint being also in the north margin of Old Hickory Boulevard; thence running westerly 100 feet around a slight curve to the right; thence running northerly 104 feet, more or less, along Bohannon's westerly boundary line to a point; thence running southeast with a radius of 581.20 feet, 95 feet, more or less, to a point on Bohannon's easterly boundary line; thence running southeast 98 feet, more or less; along Bohannon's easterly boundary line back to the point of beginning; containing 0.22 acres, more or less, and being part of the property conveyed to L. T. Bohannon, et. ux., Lillie K. Bohannon, by deed from Bess Jones Climer, a widow, as of record in Book 2481, Page 331, Register's Office, Davidson County,

Tennessee.

TRACT NO. 2:
Being the rear part of Lot No. 3, Block "A" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, Page 107, Register's Office for said County, described as follows:

BEGINNING in the line between Lots Nos. 2 and 3, 96 feet northwest of the northerly margin of Old Hickory Boulevard; thence northwesterly with the line between said lots, 140.7 feet; thence westerly along the rear of Lot No. 3 Block "A", 40 feet to the common rear corner of Lots Nos. 3 and 4; thence southeasterly with the line between Lots Nos. 3 and 4, 145 feet to a point, 98 feet northwest of the northerly margin of Old Hickory Boulevard; thence easterly 50 feet to the point of beginning.

Being the same property conveyed to Nelson Andrew Beck and Christal D. Beck, husband and wife by Warranty Deed from Peggy Carter and Howard Carter, wife and husband dated July 21, 2020 and recoded July 23, 2020 in Instrument No. 20200723-0081139, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 91 & 95 Vandiver Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of June, 2024.

Christal Beck
Christal D. Beck

Nelson Andrew Beck

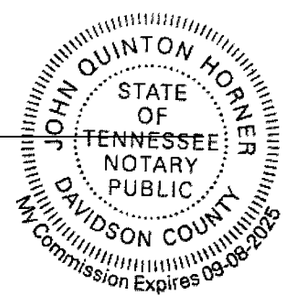
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christal D. Beck and Nelson Andrew Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of June, 2024.

Notary Public

My Commission Expires: 9/8/25



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 12, 2024**.

Affiant Signature

June 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25