THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7427-WE

Karen Johnson
Batch # 1147714
06/17/2024 09:29:05 AM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20240617-0044985

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,150,000.00.

Douglas J Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 2024.

Notary Public

MY COMMISSION EXPIRES: 11/07/2027

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Beasley		
615 Belle Meade Blvd. #120	New Owner	130-02-0A-014.00-CO
Nashville, TN 37205		
(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, WE, **Douglas J. Yates, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas W. Beasley, unmarried**

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. E-2 on the Plan of Glencourt Condominiums, Apartment 120, according to the Master Deed of record in Book 6396, Page 825, re-recorded in Book 6402, page 279, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 162, in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more particular description.

Being the same property conveyed to Douglas J. Yates by Warranty Deed from William E. Ezell, unmarried of record in Instrument No. 20130614-0060972 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 14, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **615 Belle Meade Blvd. #120, Nashville, TN 37205**

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 our hands this the 13 day of June, 2024.

Douglas J. Yates

Douglas J. Yates

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas J. Yates,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of June, 2024.

My Commission expires: 11/07/2027

Nancy J. Frazier

Notary Public

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY