Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $407,750.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2024.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch # 1147775 DEEDWARR
06/17/2024 10:43:11 AM 2 pgs
Fees: $13.00 Taxes: $1,508.68

20240617-0045085

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TI

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joshua Boggs	NEW OWNER	064-09-0-303.00
223 Center Street		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carlie E. Beacham and Brian Beacham, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joshua Boggs, married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Block M of Hadley Bend City of record in Plat Book 421, Page 120, 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 Carlie E. Fair, unmarried by Warranty Deed from Potter Brothers Construction, LLC of record in Instrument No. 20200916-0105555 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on September 16, 2020 and Scrivener's Affidavit recorded in Instrument No. 20201022-0122699. Carlie E. Fair has since married and is now known as Carlie Fair Beacham. Brian Beacham spouse of the said Carlie Fair Beacham joins in the execution of this instrument to convey any interest that he may have in the subject property particularly any marital interest.

This is improved property known as **223 Center Street, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of June, 2024.

Carlie Fair Beacham

Brian Beacham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carlie Fair Beacham and Brian Beacham, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of June, 2024.

Notary Public
My Commission Expires: 3.23.27

Lenders Title Company File No. 24-000546-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County