Karen Johnson Davidson County
Batch# 1148362 DEEDWARR
06/18/2024 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240618-0045677

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TEN THOUSAND AND 00/100 ($410,000.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of June, 2024. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Dylan Shadrick (NAME)	**NEW OWNER** (NAME)	**084 14 0 009.00**
2208 Dearborn Drive **Nashville, TN 37214** (ADDRESS)	**2208 Dearborn Drive** **Nashville, TN 37214** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of June, 2024, the undersigned, **BEVERLY BIELE, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DYLAN SHADRICK,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **2208 Dearborn Drive, Nashville, TN 37214** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 124, WALNUT GROVE, of record in Plat Book 2133, Page 87, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beverly Biele, by Executor's Quitclaim Deed from Beverly Biele, Executor of the Estate of Thomas Bennett Bechtold, of record in Instrument No. 20240220-0011447, in the Register's Office of Davidson County, Tennessee, dated February 09, 2024 and recorded on February 20, 2024.

Being the same property conveyed to Thomas B. Bechtold and wife, Kathleen A. Bechtold, by Warranty Deed from Jeff Meadows and wife, Dawn Pennington, of record in Book 8004, Page 490, in the Register's Office of Davidson County, Tennessee, dated November 30, 1989 and recorded on December 13, 1989. The said Kathleen A. Bechtold died on April 22, 2019 intestate, devising subject property to Thomas B. Bechtold and Beverly Biele. See Probate Case 19P1352, Davidson County Seventh Circuit Court, then Thomas B. Bechtold died September 29, 2023 testate, devising subject property to Beverly Biele. See Probate Case 23P2048, Davidson County Seventh Circuit Court.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.

2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of June, 2024.

GRANTOR: Beverly Biele

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF ~~DAVIDSON~~ St. Louis

Personally, appeared before me, a Notary Public of the aforesaid authority, **Beverly Biele**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of June, 2024.

Notary Public

1/31/2026
My Commission Expires

LINDSEY RAE SWEENEY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 11, 2024.

Affiant Signature

6/11/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11 day of June, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY