WARRANTY DEED

Karen Johnson
Batch # 1148460
06/18/2024 12:16:58 PM
Fees: $13.00 Taxes: $1,735.30

Davidson County
DEEDWARR
2 pgs

20240618-0045836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-2

(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th. Ave. S. #202, Nashville, TN, 37212

File No.: NAS1275-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katherine Pirtle Morel and Felix Mann Morel	Katherine Pirtle Morel and Felix Mann Morel	142-09-0F-742.00-CO
(NAME) 742 General George Patton Rd	(NAME) 742 General George Patton Rd	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty-Nine Thousand And No/100 Dollars ($469,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAUL BEAVIN, SR. AND MARY ANN BEAVIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE PIRTLE MOREL AND FELIX MANN MOREL,** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 742, together with Carport signated as No. 742C in Phase II, Section VIII, River Plantation, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Davidson County, Tennessee, as shown on the plat of Amended Condominium Apartments, River Plantation, Phase Two, Section VIII, recorded in Plat Book 6900, pages 514 through 517,inclusive, as amended in Plat Book 6900, pages 654 through 657,inclusive said Register's Office, and described in a Master Deed recorded in Book 7417, page 396, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 7417, page 396, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Paul Beavin Sr. and Mary Ann Beavin, husband and wife by Warranty Deed from Gregory Scott Gleaves and wife, Sherri J. Gleaves of record in Instrument No. 20130722-0075664 Register's Office for Davidson County, Tennessee, dated July 18, 2013 and recorded on July 22, 2013.

This is improved ☒ property, known as 742 General George Patton Rd, Nashville, TN 37221

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14th day of June, 2024.

Paul Beavin, Sr.

Mary Ann Beavin

State of Tennessee
County of DAVIDSON

On this 14 day of June, 2024, before me personally appeared Paul Beavin, Sr. and Mary Ann Beavin, 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 (or person's) fee act and deed.

Witness my hand, at office, this the 14th day March, 2024.

Notary's Signature
My commission expires: 1-4-27

(Seal)
BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY