This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $630,000.00.

Affiant

Subscribed and sworn before me this the 27 day of June, 2024.

Notary Public
My commission expires: 02/09/2025

LYNN LOWRY
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Feb. 9, 2025

Karen Johnson Davidson County
Batch# 1151523 DEEDWARR
06/27/2024 07:23:30 AM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20240627-0048110

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Johnson Beasley	FT Home Loans	146-16-0 229.00
5113 Kincannon Dr.	109 Westpark Drive Suite 180	
Nashville, TN 37220	Brentwood, TN, 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK SWEARINGEN BEASLEY, MELANIE BEASLEY DUNN, AND MELINDA BEASLEY CULLEN, TRUSTEES OF THE BEASLEY FAMILY TRUST DATED FEBRUARY 14, 2022,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOHNSON BEASLEY AND FRANCES JOHNSON BEASLEY, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land lying in Davidson County, Tennessee, being Lot No. 1016 on the Plan of Brentwood Hall, Section X, as of record in Book 2330, page 80, Register's Office for said County.

Said Lot No. 1016 fronts 80 feet on the east side of Kincannon Drive, and runs back 226.7 feet on the north line and 265.2 feet on the south line, to a dead line in the rear on which it measures 88.8 feet.

Being the same property conveyed to Mark Swearingen Beasley and/or Melanie Beasley Dunn and/or Melinda Beasley Cullen, Trustees of the Beasley Family Trust dated February 14, 2022, by deed dated 02/14/2022, from Ann S. Beasley, of record in Instrument No. 20220224-0021001, Register's Office for said County.

Also being the same property conveyed to William K. Beasley and wife, Ann S. Beasley, by deed dated 09/28/1959, from James E. Adams of record in Book 2962, page 265, Register's Office for said County.

The said William K. Beasley having since died on or about 11/16/1997, leaving Ann S. Beasley as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5113 Kincannon Dr., Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 25th day of June, 2024.

Beasley Family Trust dated February 14, 2022

Melanie Beasley Dunn, Trustee

Melinda Beasley Cullen, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melanie Beasley Dunn and Melinda Beasley Cullen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Trustees of the within named bargainor, the Beasley Family Trust dated February 14, 2022, and that they, as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Beasley Family Trust dated February 14, 2022, by the said Melanie Beasley Dunn and Melinda Beasley Cullen as such Trustees.

Witness my hand and official seal this 25th day of June, 2024.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Witness my hand this the 21st day of June, 2024.

Beasley Family Trust dated February 14, 2022

Mark Swearingen Beasley

Mark Swearingen Beasley, Trustee

STATE OF North Carolina
COUNTY OF Wake

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Swearingen Beasley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged themselves to be the Trustee of the within named bargainor, the Beasley Family Trust dated February 14, 2022, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Beasley Family Trust dated February 14, 2022, by the said Mark Swearingen Beasley as such Trustee.

Witness my hand and official seal this 21st day of June, 2024.

My Commission Expires: 02/09/2025

Notary Public

LYNN LOWRY
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Feb. 9, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/25/24.

Affiant Signature

6/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of June, 2024

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY