This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22847-DJ

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

Karen Johnson Davidson County
Batch # 1154418 DEEDWARR
07/08/2024 10:33:17 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20240708-0050767

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron V. Beavers, Trustee 1604 Stanley Blvd Birmingham, MI 48009	New Owner	147-16-0-046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Preston Leatherman, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron V. Beavers, Trustee of the Aaron and Emily Beavers Living Trust, dated December 14, 2022** , hereinafter called the Grantee(s), his successors, 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 all of Lot No. 353, Section III, Plan of Fairlane Park, according to survey and plat of same appearing of record in Book 2331, pages 145 and 146, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate description as to details and location of said lot.

Being the same property conveyed to Preston Leatherman, a single man by Warranty Deed from Andrew Buford, dated February 26, 2019, recorded March 4, 2019, of record in Instrument No. 20190304-0019574, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This is ☒ improved or ☐ unimproved property located at: **4903 Raywood Lane, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 2nd day of July, 2024

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GRANTOR:

Preston Leatherman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Preston Leatherman , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of July, 2024.

Notary Public
My Commission expires: 5-9-2026

