Name and Address of New Owner:
Rodd Beers and Robin Beers and Morgan Beers
126 Marlberry Circle
Jupiter, FL 33458

Send Tax Bills To:
Rodd Beers and Robin Beers and Morgan Beers
126 Marlberry Circle
Jupiter, FL 33458

This Instrument Prepared By:

Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1166971 DEEDWARR
08/06/2024 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240806-0059867

Map & Parcel No: 072-05-0N-046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marilyn Fineman, a single woman, and Jacqueline Johnson, a single woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rodd Beers and Robin Beers, a married couple, as tenants by the entirety as between themselves, and as joint tenants with rights of survivorship with Morgan Beers, a single person,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 46 as shown in the Declaration for High View Cottages, a Townhouse planned unit development (A Horizontal Property Regime), of record in Instrument #20201216-0148666, as amended in Instrument #20210204-0016516, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marilyn Fineman, a single woman, and Jacqueline Johnson, a single woman, from High View Cottages, LLC, a Tennessee limited liability company, by Warranty Deed dated December 15, 2023 and recorded December 19, 2023 in Instrument #20231219-0097786, said Register's Office.

Being a portion of the same property conveyed to High View Cottages LLC, a Tennessee limited liability company, from LVH, LLC, a Tennessee limited liability company, by Warranty Deed dated September 23, 2020 and recorded September 23, 2020 in Instrument #20200923-0109424, said Register's Office. Said Warranty Deed corrected by Scrivener's Affidavit of record in Instrument #20210503-0058958 to correct the legal description attached thereto.

Property more commonly known as 3062 Edwin Circle, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2024.

Marilyn Fineman (SEAL)
Marilyn Fineman

Jacqueline Johnson (SEAL)
Jacqueline Johnson

STATE OF California
COUNTY OF Orange

On this 1st day of August, 2024, before me personally appeared Marilyn Fineman and Jacqueline Johnson, 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's (or persons') free act and deed.

Witness my hand, at office, this 1st day of August, 2024.

STEVE DALE
Notary Public - California
Los Angeles County
Commission # 2386461
My Comm. Expires Dec 12, 2025

Notary Signature
My commission expires: Dec. 12. 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of August, 2024.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 1, 24 (date of document).

Jennifer L. Pennell

Aug 6, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of Aug, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

