WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Y-BMR-24-4409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Lisa Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF AUGUST, 2024.

Jill Branyan
Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa Baldwin and Glenn Beard, III	**NEW OWNER**	
(NAME)	(NAME)	**058-10-0A-013.00-CO**
4409 Sumatra Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENN BEARD, III, UNMARRIED AND ANITRA N. BEARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA BALDWIN, MARRIED, AND GLENN BEARD, III, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plat, Enchanted Hills Addition 1 of record in Plat Instrument No. 20070720-0086789, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lisa Baldwin Beard, married by Warranty Deed from Link Partnership of record in Instrument No. 20040609-0068114 Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on June 09, 2004.

Being a portion of the same property conveyed to Lisa Beard Baldwin, married by Quitclaim Deed from Lisa Beard Baldwin, married of record in Instrument No. 20040609-0068116 Register's Office for Davidson County, Tennessee, dated June 07, 2004 and recorded on June 09, 2004.

Being the same property conveyed to Jack W. Wiesner by Quitclaim Deed from Lisa Beard Baldwin of record in Instrument No. 20111012-0079265 Register's Office for Davidson County, Tennessee, dated September 22, 2011 and recorded on October 12, 2011.

Being the same property conveyed to Glenn Beard, III, and wife, Anitra N. Beard by Quitclaim Deed from Jack W. Wiesner of record in Instrument No. 20121025-0098018 Register's Office for Davidson County, Tennessee, dated October 22, 2012 and recorded on October 25, 2012.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20070720-0086789, Register's Office of Davidson County, Tennessee.
- Restrictive Covenants of record as Instrument Number 20070606-0067712 and corrected in Instrument No. 20070926-0114580 in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record as Instrument No. 20060406-0039495, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4409 Sumatra Dr., Nashville, Tennessee 37218.**

Karen Johnson
Batch # 1172212
08/20/2024 11:52:28 AM
Fees: $18.00 Taxes: $2,775.00

Davidson County
DEEDWARR
3 pgs

20240820-0063768

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15 DAY OF AUGUST, 2024.

Glenn Beard III
Glenn Beard, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN BEARD, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2024.

Jill Branyan
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Anitra N. Beard

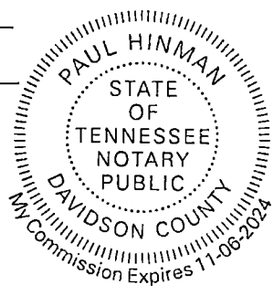
Anitra N. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITRA N. BEARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212