WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Karen Johnson
Batch # 1172989
08/21/2024 01:06:51 PM
Fees: $13.00 Taxes: $832.50
20240821-0064309

Davidson County
DEEDWARR
2 pgs

BS-EXP-24-4125

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)
BE Solutions, LLC	Same as New Owner	
(NAME)	(NAME)	**059-05-0-064.00**
103 Marshall Greene Circle		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **ESTATE OF SARAH MAURENE WASHINGTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 65 on the Plan of Buena Vista Estates, Section 3, of record in Plat Book 4175, Page 139, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 100.00 feet on the southwesterly margin of Ames Drive and extends back 104.6 feet on the northwesterly line and 142.1 feet on the southeasterly line to a dead line in the rear, measuring 93.6 feet thereon.

Being the same property conveyed to Sarah M. Washington, unmarried by Warranty deed from Sammie Menzies, Jr. and wife Gladys Lucille Smith Menzies of record in Book 10000, page 418, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on April 2, 1996.

Sarah M. Washington died March 19, 2022, her estate being administered through Davidson County Probate Court, Docket No. 22P2317.

Order to Sell Real Property to Pay Debts and for Ejectment filed August 29, 2023 vested property solely in the Administrator of the Estate of Sarah Maurene Washington in accordance with T.C.A. Sec 30-22-402.

Being the same property conveyed to Sarah M. Washington, unmarried by Warranty deed from Sammie Menzies, Jr. and wife Gladys Lucille Smith Menzies of record in Book 10000, page 418, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on April 2, 1996.

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This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 139, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4435, Page 92, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4125 Ames Drive, Nashville, Tennessee 37218**.

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 16th DAY OF AUGUST, 2024.

Estate of Sarah Maurene Washington

BY: _____
Mike J. Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE J. URQUHART, ADMINISTRATOR of the ESTATE OF SARAH MAURENE WASHINGTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of August, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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