WARRANTY DEED 2024-64 Karen Johnson Davidson County Batch# 1183435 DEEDWARR 09/18/2024 03:24:30 PM 3 pgs Fees: $18.00 Taxes: $2,701.00 20240918-0072490	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of September, 2024. (Affix Seal) Notary Public, My Commission Expires:

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew Jordan and Lydia J. Jordan 479 Oakley Drive Nashville, TN 37220	new owner	16004002900

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, I/we, **Ryan Beane and Carlie Ralston Beane, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Jordan and Lydia Jade Jordan, husband and wife**, hereinafter called the Grantee(s), their heirs 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. 179 ON THE PLAN OF BRENTWOOD HALL, SECTION 6, OF RECORD IN BOOK 2331, PAGE 20, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 179 FRONTS 146.0 FEET ON THE SOUTHERLY MARGIN OF OAKLEY DRIVE AND EXTENDS BACK 169.6 FEET ON THE EASTERLY LINE AND 170.0 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 146.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RYAN BEANE AND CARLIE RALSTON BEANE, HUSBAND AND WIFE FROM GLINDA J. MILES, EXECUTOR OF THE MARY GASSAWAY JOHNSON AND EDWARD A JOHNSON, EXECUTOR OF THE ESTATE MARY GASSAWAY JOHNSON BY WARRANTY DEED DATED DECEMBER 14, 2022 AND RECORDED JANUARY 11, 2023 IN INSTRUMENT #20230111-0002331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 479 Oakley Drive, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 12th day of September, 2024.

Ryan Beane

Carlie Ralston Beane

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Ryan Beane and Carlie Ralston Beane, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of September, 2024.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Alicia Hamilton, 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

9/12/24.
Date

Affiant Signature

9/16/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of Sept, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON