This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23228-AP

Karen Johnson Davidson County
Batch# 1185220 DEEDWARR
09/24/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20240924-0073850

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,750,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2024.

Notary Public
My Commission Expires: _____

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ziv Beckerman Anett Beckerman 712 Shawnee Dr. Nashville, TN 37215	First-Citizens Bank and Trust Company 1314 Park Street Columbia, SC 29201	115 02 089.00

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/we, **Magnolia Trace Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ziv Beckerman and Anett Beckerman, a married couple**, hereinafter called the Grantee(s), his/her/their 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 Lot No. 179 on the Plan of Crest Meade, Section III of record in Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 179 fronts 120 feet on the Southeasterly side of Shawnee Drive and extends back 399 feet on the Northeasterly line and 456.7 feet on the Southwesterly line, which is a broken line, to a dead line in the rear on which it measures 48.7 feet.

Being the same property conveyed to Magnolia Trace Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Stephen P. Cascioppo and Rachelle R. Agatha, Trustees of Cascioppo/Agatha Family Trust, dated December 22, 2013, Reinstated December 3, 2018, of record in Instrument No. 20210917-0125234, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 17, 2021.

This is improved property located at: **712 Shawnee Drive, Nashville, TN 37205**

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 20th day of September, 2024.

GRANTOR:

Magnolia Trace Properties LLC,
a Tennessee Limited Liability Company

By: Gregory Alan Fagan, JR.
Gregory Alan Fagan, Jr., Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory Alan Fagan, Jr., 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 is the Managing Member of Magnolia Trace Properties LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2024.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

True Copy Certification

I, **Pam Autry,** 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 this the 21 day of September, 2024.

Affiant Signature

Date 9/21/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026