Karen Johnson Davidson County
Batch# 1187722 DEEDWARR
09/30/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240930-0075554

This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me a notary public, this ____ day of September, 2024.

Notary Public

My commission expires: 8/8/2027

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**WARRANTY DEED**

| Name & Address of New Owner: | Send Tax Bills To: | Map/Parcel IDs: |
|---|---|---|
| **James Russo and Katherine Russo**<br>1432 Roberts Ave.<br>Nashville, TN 37206 | Same | 083-02-0-104.00 |

**THIS INDENTURE**, made and entered into this 26 **th** day of **September, 2024**, by and between **AUDA B. BEASLEY, JR., a married person and surviving widower of HELEN P. BEASLEY, deceased, and wife SONYA I. WINTERS**, Grantor, and **James Russo and Katherine Russo, Husband and Wife**, Grantee,

**WITNESSETH**: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Subdivision of the Roberts Property, of record in Book 421, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AUDA B. BEASLEY, JR. AND WIFE, HELEN P. BEASLEY, by deed from JOHN W. LAMBERT AND WIFE, FRANCES MARTIN LAMBER, of record in Book 3913, page 626, dated July 16, 1965, said Register's Office..

HELEN P. BEASLEY having since died on or about September 17, 2007, leaving AUDA B. BEASLEY, JR., as the surviving tenant by the entirety. AUDA B. BEASLEY, JR., then marrying SONYA I. WINTERS on February 7, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) all applicable governmental and/or zoning regulations; and (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1432 Roberts Avenue, Nashville, TN 37206.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the said Grantee, his heirs, successors and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered; and that unless otherwise herein set out the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "Grantor" or "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Grantor **Auda B. Beasley, Jr.**, represents that **Helen P. Beasley**, who was previously married to Grantor, is now deceased, and that Grantor has since remarried to **Sonya I. Winters**.

**WITNESS** the signature of the said Grantor the day and year first above written.

Auda B. Beasley Jr.
**Auda B. Beasley, Jr.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Auda B. Beasley, Jr.,** 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 acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of **September, 2024.**

Notary Public
My commission expires: 5/3/27

MARK W. HONEYCUTT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Sonya I. Winters
**Sonya I. Winters**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sonya I. Winters,** 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 acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of **September, 2024.**

Notary Public
My commission expires: 5/3/27

MARK W. HONEYCUTT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Certificate of Authenticity

I, Kilee Thornton, 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 **September 30, 2024**.

Date

Kilee Thornton

Affiant Signature

**September 30, 2024**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **September**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025