WARRANTY DEED

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

T-BES-24-3811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(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)
BE Solutions, LLC	New Owner	
(NAME)	(NAME)	069-03-0-122.00
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, **JASON THOMAS WRIGHT, A SINGLE MAN,** 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 situated in the 13th Civil District and being part of Tract 8 on the Plan of Fairview Subdivision of record in Book 974, Page 41, in the Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson, Engineers, dated January 23, 1964, as follows:

Beginning at a point in the Southerly margin of West Hamilton Road, which point is located 1737.7 feet West, as measured along the Southerly margin of West Hamilton Road, from the intersection of the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision of record in Book 1130, page 54, said Register's Office; thence South 4 degrees 58 minutes West 200 feet to a point; thence North 85 degrees 2 minutes West 100 feet to a point; thence North 4 degrees 58 minutes East 200 feet to a point in the Southerly margin of said West Hamilton Road; thence with the margin of the same, South 85 degrees 2 minutes East 100 feet to the point of beginning.

Being part of the same property conveyed to Jason Wright and Nekia Wright, husband and wife by Warranty Deed from James A. Majors Jr., Deborah Eileen Majors and Carolyn Sue Woodson, all devisee and individuals under the Estate of Susie Powell Majors, dated July 27, 2021 and recorded July 29, 2021 in Instrument No. 20210729-0102465, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Jason Thomas Wright by Quitclaim Deed from Nekia Danita Wright dated July 5, 2024 and recorded September 16, 2024 in Instrument No. 20240916-0071192, Register's Office of Davidson County, Tennessee.

Map/ Parcel 069-03-0-122.00

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 41, Register's Office for Davidson County, Tennessee.

- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson
Batch # 1188640
10/02/2024 10:18:45 AM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

Warranty Deed

20241002-0076369

This is **improved** property known as: **3811 W Hamilton Road, 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 26th DAY OF SEPTEMBER, 2024.

Jason Thomas Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON THOMAS WRIGHT, 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 26th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

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

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