Karen Johnson Davidson County
Batch# 1194228 DEEDWARR
10/16/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20241016-0080289

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $75,000.00.

Affiant

Subscribed and sworn before me this the 13th day of September, 2024.

Notary Public
My commission expires: 3·20·28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Beach Management, Inc DBA Trex	New Owner	051-01-0-061.00
2115 Chickering Ln.	101 Creekside Crossing Ste 1700-191	
Nashville, TN 37215	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIJANE HART, WIDOWED AND JASON H. HART, MARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BEACH MANAGEMENT, INC DBA TREX LAND PURCHASE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H.R. Swann, Jr., Surveyor, April 20, 1947, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 87 and 88; thence with the dividing line between Lots 87 and 88, southwardly 500 feet; thence westwardly with the dividing line between Lots Nos. 87 and 83B, 46.24 feet to a point, a common corner of Lots Nos. 86 and 87; thence with the dividing line between Lots 86 and 87, northwardly 500 feet to a point in the southerly margin of Due West Avenue; thence with the southerly margin of Due West Avenue eastwardly 100 feet to the point of beginning.

Being the same property conveyed to Marijane K. Mart, widowed, and Jason H. Hart, married, by deed dated 07/02/2024, from Marijane K. Hart, of record in Instrument No. 20240725-0056108, Register's Office for said County.

Also being the same property conveyed to Marijane K. Hart by deed dated 07/02/2024, from Jason Hamilton Hart, Executor of the Estate of Lawrence Howard Hart, deceased, of record in Instrument No. 20240715-0052817, Register's Office for said County.

Also being the same property conveyed to Lawrence H. Hart by deed dated 08/19/2015, from Jerry T. Kennedy of record in Instrument No. 20150903- 0090024, Register's Office for said County.

The said Lawrence H. Hart having since died on 12/01/2023 ; see Probate Case Number 2024-PR-6, Wilson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Due West Ave N., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of September, 2024.

Jason Hart

Marijane Hart

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Hart and Marijane Hart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2024.

My commission expires: 10-4-27

Notary Public

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/13/24.

Affiant Signature

10/16/24

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY