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 $90,000.00.

Affiant

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

Notary Public
My commission expires: 9/7/2026

Karen Johnson Davidson County
Batch# 1195947 DEEDWARR
10/21/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20241021-0081474

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Michele Renee Lee<br>0 Due West Ave N.<br>Madison, TN 37115 | New Owner<br>1621 Applejack Ct.<br>Antioch, TN 37013 | 051-01-0-061.00 |

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, **BEACH MANAGEMENT INC DBA TREX LAND PURCHASE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MICHELE RENEE LEE**, 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 Beach Management, Inc. DBA Trex Land Purchase by deed from Marijane K. Mart, widowed, and Jason H. Hart, married, dated 09/12/2024 of record in Instrument No. 20241016-0080289, Register's Office for said County.

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 12th day of September, 2024.

Beach Management, Inc DBA Trex Land Purchase

By: Tom Beach; Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tom Beach, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Tom Beach to be the Sole Member of the within named bargainor, a corporation, and that Tom Beach, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Tom Beach as such Sole Member. Witness my hand and official seal this 12th day of September, 2024.

Notary Public
My Commission Expires: 7/17/28



## Certificate of Authenticity

I, Kaye Clark, 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 16 day of October, 2024.

Affiant Signature

10-16-24
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

