Name and Address of New Owner:
Evelyn Properties, LLC, a Tennessee Limited Liability Company
220 Great Circle Road
Suite 120
Nashville, TN 37228

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1196625 DEEDWARR
10/22/2024 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $5,365.00
20241022-0082107

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, B25
Nashville, TN 37206

Map & Parcel No: 061 11 0 085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Pamela Beck, Administrator of Estate of Carson W. Beck**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Evelyn Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29, as shown on the map entitled I. C. MCMAHAN'S SUBDIVISION OF MAPLEWOOD LANDS, of record in Plat Book 547, Page 78, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Carson W. Beck, a married man, by General Warranty Deed from Executor of the Estate of Robert B. Beck, Sr., deceased, of record in Instrument No. 20211001-0132435, in the Register's Office of Davidson County, Tennessee, dated September 24, 2021 and recorded on October 01, 2021. The said Carson W. Beck died on June 04, 2023, intestate, devising subject property to the Heirs at Law of Carson W. Beck.

Being the same property conveyed to Robert Beck, by Quit Claim Deed from Martha Lu Beck, of record in Instrument No. 20090202-0008736, in the Register's Office of Davidson County, Tennessee, dated January 29, 2009 and recorded on February 02, 2009.

Being the same property conveyed to Robert B. Beck and wife, Martha Lu Beck, by Warranty Deed from Donald R. Redman, of record in Book 7961, Page 56, in the Register's Office of Davidson County, Tennessee, dated October 06, 1989 and recorded on October 16, 1989. The said Robert B. Beck died on February 16, 2021, testate, devising subject property to devisees, See Probate Case No. 2021PR-137, Sumner County Chancery Court.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of October, 2024.

Estate of Carson W. Beck

By: Pamela Beck (SEAL)
Pamela Beck, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2024, before me personally appeared Pamela Beck, Administrator of Estate of Carson W. Beck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of October, 2024.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of October, 2024.

By: Pamela Beck (SEAL)
Pamela Beck,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2024, before me personally appeared Pamela Beck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of October, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of October, 2024.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Carmen Coats
Notary Signature
My commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 17. 2024.

Affiant Signature

22nd day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028