Karen Johnson Davidson County
Batch# 1207758 DEEDWARR
11/21/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,197.80
20241121-0091260

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $594,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-25-2027

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

07-NSH24-08605

24NT01227

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrea Georgiou and Brandon Scarberry 1510 B Montgomery Ave. Nashville, TN 37207	New Owner	071 12 0 259.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David L. Beard, Jr., a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrea Georgiou and Brandon Scarberry, a married couple**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the Plan of MINOR SUBDIVISION OF WILLIAM & HAYS CO'S - BELLE VIEW SUBDIVISION, of record in Instrument No. 20141223-0117177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David L. Beard, Jr., a Single Person, by Warranty Deed from Clara Stevens, Unmarried, of record in Instrument No. 20190611-0056084, in the Register's Office of Davidson County, Tennessee, dated June 07, 2019, and recorded on June 11, 2019. Also See Scrivener's Affidavit recorded in Instrument No. 20190613-0056723.

Stephanie M. Beard, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1510 B Montgomery Ave., Nashville, TN 37207

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 14th day of November, 2024

David L. Beard, Jr.

Stephanie M. Beard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David L. Beard, Jr. and Stephanie M. Beard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 14th day of November, 2024.

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06. 14. 25

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11-14-2024 (date of document).

Affiant Signature

11-21-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st of November, 2024

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26

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