This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1208900 DEEDWARR
11/27/2024 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20241127-0092958

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $354,000

Affiant Signature

Subscribed and sworn to before me on this the 22 Day of Nov, 2024

Notary Public

My Commission expires 3/3/2025

KAREN HOFF
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Rachel Brumbelow & Andrew Kraebel
238 Elysian Fields Road,
Nashville, TN 37211

SEND TAX BILLS TO:
Rachel Brumbelow & Andrew Kraebel
238 Elysian Fields Road,
Nashville, TN 37211
MAP AND PARCEL NUMBER: 13312015300

WARRANTY DEED
24NT01236

Effective the 22 Day of November 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Brent Beachtel, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rachel Brumbelow & Andrew Kraebel, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 50, on the Plan of Valley View Meadows, Section III, as of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brent Beachtel, unmarried from Lucy Gaines, unmarried by Quitclaim Deed dated 06/17/2024 and recorded 07/30/2024 in Instrument No. 20240730-0057632, Register's Office of said County.

Being the same property conveyed to Lucy Gaines, unmarried and Brent Beachtel, unmarried, joint tenants with rights of survivorship, by Warranty Deed dated 07/26/2018 and recorded 08/01/2018 in Instrument No. 20180801-0075007, Register's Office of said County.

This is an improved property commonly known as: 238 Elysian Fields Rd, Nashville, TN 37211-3841

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 and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 22 day of November, 2024

Brent Beachtel

State of ALABAMA)
County of SHELBY)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brent Beachtel,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of 22, 2024.

Notary Public **William T. Middleton II**

WILLIAM T. MIDDLETON II
Notary Public
Alabama State at Large

My Commission expires: 07 / 01 / 2028.

202411270092958

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 11-22-2024 (date of document).

Affiant Signature

11-27-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th of November, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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