WARRANTY DEED

Karen Johnson Davidson County
Batch# 1216135 DEEDWARR
12/13/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,551.63
20241213-0097145

File No.: RES-24-5913B

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $959,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-23-27
(AFFIX SEAL)

Gregory D. Vadner State of Tennessee Notary Public Sumner County

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magda Zoila Beauchamp and Johnathan Joseph Beauchamp	Cross Country Mortgage, LLC	091 09 3W 002.00 CO
(NAME) 5913B Maxon Ave. Nashville, TN 37209	(NAME) 2160 Superior Ave. Cleveland, OH 44114	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JAMES BOHLEN AND DEBORA BOHLEN, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGDA ZOILA BEAUCHAMP AND JOHNATHAN JOSEPH BEAUCHAMP, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 5913 Maxon Avenue, of record in Instrument Number 20230731-0058803, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to James Bohlen and Debora Bohlen, husband and wife, from Matthew T. Slater, unmarried, and Margarett M. Kimball a/k/a Margarett M. Kimble, a married woman, by Warranty Deed dated April 17, 2023, recorded April 17, 2023, in Instrument No. 20230417-0028080, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 5913-B Maxon Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the

title to the said land to the said GRANTEE(S), 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/our hand(s) this 10th day of December, 2024.

James Bohlen

Debora Bohlen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2024, before me personally appeared James Bohlen and Debora Bohlen, 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 10th day of December, 2024.

Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/10/2024 (date of document).

Affiant Signature

12/13/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13 day of Dec., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

