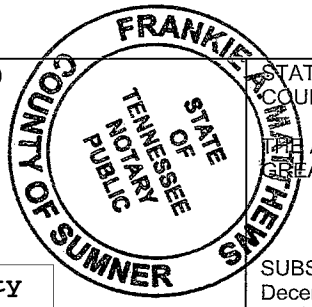
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$369,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of December, 2024 .

Notary Public

My Commission Expires: 1-26-28

Karen Johnson Davidson County
Batch# 1217648 DEEDWARR
12/18/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20241218-0098156

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Carter Alston Thompson	BankSouth Mortgage Company, LLC	072-08-0-105.00
2213 Thistlewood Drive	3290 Northside Parkway NW, Suite 600	
Nashville, TN 37216	Atlanta, GA 30327	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Mahealanie Frazee, devisee of the Last Will and Testament of Dwight Beach, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carter Alston Thompson, hereinafter called the Grantees, their heirs 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. 29 on the Plan of Dalewood Subdivision, Section I, as or record in Book 1424, page 108, said Register's Office.

Said Lot No. 29 fronts 80.0 feet on the easterly side of Thistlewood Avenue and runs back 143.8 feet on the northerly line and 140.6 feet on the southerly line to a line in the rear which measures 80.0 feet thereon.

Further being the same property conveyed to Dwight W. Beach and wife, Sheileen Mae Beach by Quitclaim Deed from Bertha Lee Stevenson and husband, Thomas C. Stevenson, dated September 8, 1997 and filed for record in Book 10619, Page 867, Register's Office for Davidson County, Tennessee. Sheileen Mae Beach having since died October 20, 2023, leaving Dwight W. Beach as the surviving tenant. Dwight W. Beach died testate on August 17, 2024. Mahealanie Frazee being named the devisee pursuant to the Last Will and Testament of Dwight Beach filed in Docket No. 24P1978, in the Circuit Court (Probate Division) of Davidson County, Tennessee.

This conveyance is subject to the following:

Real estate taxes or special assessments for the year(s) 2025, that are not yet due or payable.

Subject to all matters as shown on plat of record in Plat Book 1424, Page 108, said Register's Office.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 586, said Register's Office.

This is unimproved X improved property, known as 2213 Thistlewood Drive, Nashville, TN 37216

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 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, 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 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 17th day of December, 2024.

Mahealanie Frazee

STATE OF Tennessee
COUNTY OF Robertson

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 17th day of December, 2024, before me personally appeared Mahealanie Frazee, 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 December, 2024.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 12/17/24.

Date

Affiant Signature

12/17/24

Date

State of TENNESSEE
County of ROBERTSON

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

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON