Karen Johnson Davidson County
Batch# 1218243 DEEDWARR
12/19/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20241219-0098553

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149377**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2024. Notary Public My Commission Expires: 3/28/28

KAYLA TABOR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Benjamin Lee Gittinger 905 Brenton Park Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 15 0B 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian S. Beckley and Jennifer A. Beckley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Lee Gittinger, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of BRENTON PARK of record in Plat Book 7900, Page 820, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian S. Beckley and Jennifer A. Beckley, husband and wife, by Warranty Deed from Jason Wei-Kang Tan and Amy Gant Tan, husband and wife, of record in Instrument No. 20220622-0071022, in the Register's Office of Davidson County, Tennessee, dated June 21, 2022, and recorded on June 22, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTON PARK, as recorded in Plat Book 7900, Page(s) 820.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD GARDENS, as recorded in Plat Book 1130, Page(s) 16.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9488, Page 505.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7808, Page 441; Book 7808, Page 498; Book 7808, Page 501 and Book 8149, Page 919.

Easement for Sanitary Sewer, recorded in Book 10360, Page 351.

Easement for Water Main, recorded in Book 10360, Page 407.

Common Open Space Deed recorded as Book 10078, Page 727.

This is improved property located at 905 Brenton Park Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2024.

Brian S. Beckley

Jennifer A. Beckley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian S. Beckley and Jennifer A. Beckley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

CHRISTOPHER I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Certificate of Authenticity

I, J. Trent Lehman, 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

12/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of December, 2024.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

