Prepared by
and Return To
Rosenthal T
Hills Blvd , Su
Nashville, TN 372

WARRANTY DEED

Karen Johnson
Batch # 1218844
12/26/2024 08 46 54 AM
Fees $13 00 Taxes $2,471 60

Davidson County
DEEDWARR
2 pgs

20241226-0099372

File No AD-24-8308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $668,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JANUARY 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Luther D Terry and Meghan A Terry	New Owner	
(NAME)	(NAME)	084-05-0-087 00
859 Beth Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ashley Lorraine Angello Farmer and William T. Farmer, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luther D. Terry and Meghan A. Terry, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 16 on the Plan of First Amendment, Cumberland Meadows, Section Two of record in Plat at Instrument No. 20050317-0029532, amended at Instrument No. 20050525-0059134, 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 Ashley Lorraine Angello Farmer and William T. Farmer, wife and husband by Warranty Deed from Caleb Saville Belcher and wife, Andrea Belcher of record in Instrument No. 20200331-0034231 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 31, 2020.

This is property more commonly known as 859 Beth Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 20th day of December, 2024.

Ashley Lorraine Angello Farmer

William T. Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2024, before me personally appeared Ashley Lorraine Angello Farmer and William T. Farmer, 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 20th day of December, 2024.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JANUARY 9, 2028