This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23567-MC

Karen Johnson Davidson County
Batch# 1218895 DEEDWARR
12/26/2024 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20241226-0099460

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2024.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fasil Z. Addis 544 Roxanne Dr. Antioch, TN 37013	New Owners	162 10 0 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lacey Perdue NKA Lacey Beaman and Rebecca Beaman, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Fasil Z. Addis an unmarried man**, hereinafter called the Grantee(s), his/her/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. 121 on the Plan of BROOKVIEW ESTATES, SECTION 2 of record in Plat Book 4460, Page 163, 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 Lacey Perdue, an unmarried woman and Rebecca Beaman, an unmarried woman, by Warranty Deed from Michael Hall, an unmarried man Breana Mastrodonato, an unmarried woman, of record in Instrument No. 20191206-0125939, in the Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 06, 2019. Lacey Perdue, having since been married, is one and the same and now known as Lacey Beaman.

This is improved property located at: **544 Roxanne Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 20th day of December, 2024.

GRANTOR:

Lacey Beaman

Rebecca Beaman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lacey Beaman and Rebecca Beaman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2024.

Notary Public
My Commission expires: 9-21-26



Certificate of Authenticity

I, Holly A. Mason, 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 December 20, 2024.

Affiant Signature

12/20/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of December, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026