WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224594 DEEDWARR
01/08/2025 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,032.30
20250108-0001597

File #24-PA-2053-P

(SEAL)
ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF January, 2025.

Notary Public
MY COMMISSION EXPIRES: 4/18/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danielle Valatka	New Owner	
(NAME)	(NAME)	**135 12 0A 023.00 & 135 12 0A 073.00**
2053 Nashboro Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

MORGAN BEERS, A SINGLE PERSON, AND RODD BEERS AND ROBIN BEERS, HUSBAND AND WIFE, AS TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANIELLE VALATKA, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium unit of NASHBORO VILLAGE TWELVE CONDOMINIUM known as Unit No. 2053 and Garage Unit No. 2053G of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.

Being an interest in all that tract of parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee, said interest being Unit No. 2053 of NASHBORO VILLAGE TWELVE CONDOMINIUM, and Garage Unit 2053G of said Condominium as shown on Master Plot Plan for NASHBORO VILLAGE TWELVE CONDOMINIUM prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973 and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for NASHBORO VILLAGE TWELVE CONDOMINIUM, recorded in Book 4827, Page 30 and amended in Book 6153, Page 252, and in Instrument Number 20090603-0051209, aforesaid records on June 20, 1974.

Being the same property conveyed to Morgan Beers, A Single Person and Rodd Beers and Robin Beers, Husband and Wife, as Tenants in Common with Right of Survivorship, by Warranty Deed from Rachel Fuqua Klages and Eric Klages, Wife and Husband, of record in Instrument No. 20221011-0111230 in the Register's Office of Davidson County, Tennessee, dated October 07, 2022 and recorded on October 11, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NASHBORO VILLAGE TWELVE CONDOMINIUM, as recorded in Plat Book 4675, Page(s) 121.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NASHBORO VILLAGE TWELVE CONDOMINIUM of record in Book 4827, Page 30 and as amended in Book 6153, Page 252, and in Instrument Number 20090603-0051209; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Charter of Nashboro Village Twelve Condominium Association recorded in Book 4828, Page 830.
* Any and all existing easements and restrictions as shown of record not stated herein

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 2 day of ~~December, 2024~~ January 2025.

GA

Rodd Beers

CARRIE A. ARMSTRONG NOTARY PUBLIC Comm. # HH 192349 My Comm. Expires Dec 29, 2025 STATE OF FLORIDA

STATE OF Florida

COUNTY OF Palm Beach

On this 2 day of ~~December, 2024~~ January 2025, before me personally appeared **Rodd Beers**, 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~~ 2 day of ~~December, 2024~~ January 2025.

GA

Notary Signature

My commission expires: 12/29/25

Robin Beers

CARRIE A. ARMSTRONG NOTARY PUBLIC Comm. # HH 192349 My Comm. Expires Dec 29, 2025 STATE OF FLORIDA

STATE OF Florida

COUNTY OF Palm Beach

On this 2 day of ~~December, 2024~~ January 2025, before me personally appeared **Robin Beers**, 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 2 day of ~~December, 2024~~ January 2025.

Notary Signature

My commission expires: 12/29/25

CARRIE A. ARMSTRONG NOTARY PUBLIC Comm. # HH 192349 My Comm. Expires Dec 29, 2025 STATE OF FLORIDA

Morgan Beers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of December, 2024, before me personally appeared **Morgan Beers**, 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 19 day of December, 2024.

Notary Signature
My commission expires: 10/24/28



Certificate of Authenticity

I, Joshua A. Terry, 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 1/2/2025.

Affiant Signature – Joshua A. Terry

1/7/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/7/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27