Name and Address of New Owner:
Robert Alford and Marjory Chance
119 Cambridge Court
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1226720 DEEDWARR
01/16/2025 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250116-0003369

Send Tax Bills To:
The Loan Store, Inc.
6340 North Campbell Ave. Ste. 100
Tucson, AZ 85718

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 026-07-0-133.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelly Moore Beaty f/k/a Kelly L. Moore, unmarried**, "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Robert Alford, and Marjory Chance, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Windsor Green, Phase II, Section 1, of record in Plat Book 6250, Pages 988 and 989, and amended in Book 7205, Page 890, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley R. Beaty and Kelly L. Moore, as joint tenants with the right of survivorship, by Warranty Deed from Susan Jane Hamilton Wray Caldwell and husband, James L. Caldwell of record in Instrument No. 20001201-0118198 Register's Office for Davidson County, Tennessee, dated November 20, 2000 and recorded on December 01, 2000.

Being the same property conveyed to Kelly Moore Beaty, f/k/a Kelly L. Moore, by Quitclaim Deed from Bradley R. Beaty of record in Instrument No. 20240909-0069116 Register's Office for Davidson County, Tennessee, dated September 06, 2024 and recorded on September 09, 2024.

Being improved property known as **119 Cambridge Court, Goodlettsville, TN 37072.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 14th day of January, 2025.

Kelly Moore Beaty (SEAL)
Kelly Moore Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly Moore Beaty, 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 this 14th day of January, 2025.

STEVEN P. DISSELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of January, 2025.

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

Notary Public
My commission expires:_____

File No. GNT-24-3768

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/14/25 (date of document).

Affiant Signature

01/14/25
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 14th day of January, 2025

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL