WARRANTY DEED

Karen Johnson
Batch # 1229824
01/23/2025 02 14 13 PM
Fees $13 00 Taxes $1,942 50

Davidson County
DEEDWARR
2 pgs

20250123-0005405

(SEAL)
S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Dawn Marton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 2025

Notary Public
MY COMMISSION EXPIRES 11-3-25

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

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

~~Return to:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-24-2531

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Alyssa Van Camp	Movement Mortgage	
(NAME)	(NAME)	
2531 Flamingo Drive	8024 Calvin Hall Rd	**071 04 0 122.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Indian Land, SC 29707	
(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,

BEC INNOVATIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

ALYSSA VAN CAMP, 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

Land in Davidson County, Tennessee, being Lot No 358 on the Plan of JOYWOOD HEIGHTS, SECTION IIA, as of record in Plat Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BEC Innovations, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kennon Lorick, an Unmarried Person, of record in Instrument No 20240516-0036228, in the Register's Office of Davidson County, Tennessee, dated May 08, 2024 and recorded on May 16, 2024

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 JOYWOOD HEIGHTS, SECTION IIA, as recorded in Plat Book 1424, Page(s) 20
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1373, Page 98
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **2531 Flamingo Drive, Nashville, TN 37207**

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 21st day of January, 2025

BEC Innovations, LLC, a Tennessee Limited Liability Company

By _____
Blair Roedel, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Blair Roedel, Member of BEC Innovations, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of BEC Innovations, LLC, the within named bargainor, a Limited Liability Company, and that such Blair Roedel, Member of BEC Innovations, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville TN, this 21st day of January, 2025.

_____
Notary Signature

Printed Name _____

My commission expires _____

