Karen Johnson Davidson County
Batch# 1245587 DEEDWARR
03/10/2025 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20250310-0018065

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-24-5638

STATE OF ~~TENNESSEE~~ Missouri (MO)
COUNTY OF Cape Girardeau

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

B-B Megan Beaubien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25 day of February, 2025

SHARON W. STANLEY
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 21301653
My Commission Expires 09-21-2028

Notary Public Sharon W. Stanley

Commission Expires: 9-21-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah Patricia Kneedler 2601 Thicket Ridge Court Hermitage, TN 37076	New owner	097-02-0A-354.00-CO

WARRANTY DEED

FOR AND IN 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,

Brian Beaubien and Megan Beaubien, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Patricia Kneedler, a single woman

HEREINAFTER CALLED THE GRANTEES, 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. 354 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4C of record in Plat at Instrument No. 20130702-0068170, 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 Brian Beaubien and Megan Beaubien, husband and wife by Warranty Deed from Marcus C. Hanna and Kiersten Joy Hanna, husband and wife of record in Instrument No. 20151106-0113283 Register's Office for Davidson County, Tennessee, dated November 05, 2015 and recorded on November 06, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2601 Thicket Ridge Court, Hermitage, TN 37076

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 so 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.

Dated this the 25th day of February, 2025.

Brian Beaubien

Megan Beaubien

STATE OF MISSOURI
COUNTY OF Cape Girardeau

On this 25th day of February, 2025, before me personally appeared Brian Beaubien and Megan Beaubien, 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 25th day of February, 2025.

Notary Signature Sharon W. Stanley
My commission expires: 9-21-2028

SHARON W. STANLEY
Notary Public, Notary Seal
State of Missouri
Cape Girardeau County
Commission # 21301653
My Commission Expires 09-21-2028

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/25/25 (date of document).

Affiant Signature

2/25/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

