Karen Johnson Davidson County
Batch# 1252435 DEEDWARR
03/27/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250327-0022839

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	Affiant Subscribed and sworn to before me, this 20th day of MARCH, 2025.
CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Sarah Evelyn Beardsley and Alexander Taylor 405 Windsor Court Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 161 10 0B 058.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY E. FOOTE JR. AND SARA FOOTE, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SARAH EVELYN BEARDSLEY AND ALEXANDER TAYLOR, A MARRIED COUPLE, AND WILLIAM BEARDSLEY, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 249 on the Plan of Villages of Brentwood, Second Revision, Phase Six, of Record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to Which reference is hereby made for a more Complete and accurate description. This Conveyance is Subject to all Restrictions, Easements, Setback Lines, and Encumbrances of Record In the Register s Office for the Aforesaid County.

Being the same property conveyed to Larry E. Foote, Jr. by Deed dated March 17, 2010 from U. S. Bank National Association, as successor Trustee to Bank of America, N.A., as Successor by merger to Lasalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, recorded March 31, 2010, in Instrument Number 201003310024150, in the Official Records of Davidson County, Tennessee.

Sara Foote joins the warranty deed as spouse of Larry E. Foote, Jr. to convey any and all marital interest in said property.

This is improved property commonly known as: **405 Windsor Court, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 March, 2025.

LARRY E. FOOTE JR.

SARA FOOTE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY E. FOOTE JR. AND SARA FOOTE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of March 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/20/2025 (date of document).

Affiant Signature

3/20/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

