RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-28942-25

Karen Johnson Davidson County
Batch# 1254654 DEEDWARR
04/01/2025 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20250401-0024434

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March 2025.

NOTARY PUBLIC

My commission expires: 9-7-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul and Alice Jennings 1808 Rosecrans Ct. Brentwood, TN 37027	Old National Bank One Main Street Evansville, IN 47708	082-04-0-116.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($595,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DOUGLAS W. BEVANS AND MARILEE A. BEVANS, TRUSTEES OF THE DOUGLAS W. BEVANS AND MARILEE A. BEVANS REVOCABLE TRUST DATED JULY 15, 2014**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PAUL H. JENNINGS AND ALICE L. JENNINGS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being the north 50 feet of Lot No. 128 on the Plan of Sharpe and Crutcher's Addition, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. The said Part of said Lot No. 128 fronts 50 feet on the westerly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Douglas W. Bevans and Marilee A. Bevans, Trustees of the Douglas W. Bevans and Marilee A. Bevans Revocable Trust, dated July 15, 2014, from Sandra L. Borah, unmarried, by Warranty Deed dated August 27, 2018 and recorded August 28, 2018 in Instrument #20180828-0085284, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1022 North 6th Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of March, 2025

GRANTOR(S)

Douglas W. Bevans and Marilee A. Bevans
Revocable Trust dated July 15, 2014

By: Douglas W. Bevans Trustee
Douglas W. Bevans, Trustee

By: Marilee A. Bevans, Trustee
Marilee A. Bevans, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Douglas W. Bevans and Marilee A. Bevans, who said they are the Trustees of Douglas W. Bevans and Marilee A. Bevans Revocable Trust dated July 15, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and that said instrument was signed on behalf of the Trust.

WITNESS my hand and seal, this the 28th day of March, 2025.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 11/27/2027

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 3-31, 2025.

Affiant
Date: March 31st,2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of March,2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.