Name and Address of New Owner:
John S. Beeson
8501 Cub Creek Road
Nashville, TN

Karen Johnson Davidson County
Batch# 1256967 DEEDWARR
04/07/2025 08:36:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20250407-0025949

Send Tax Bills To:
John S. Beeson
1020 West Loop N. Ste 200
Houston, TX 77055

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 077 00 0 081.00

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, **Benjamin Holt and Jenny Holt, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John S. Beeson,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the south margin of Cub Creek Road, west of River Road, and being a portion of Parcel 22 on Map 77 as evidenced in Deed Book 8895, page 188 as evidenced in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described in attachment Exhibit "A".

Being the same property conveyed to Benjamin Holt and Jenny Holt, husband and wife, their heirs and assigns by Deed dated August 3, 2018 from Anton and Magdalena Marciuc, husband and wife, recorded August 6, 2018, in Instrument Number 201808060076655, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out 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.

This is improved property known as 8501 Cub Creek, Nashville, TN 37209.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of April, 2025.

_____(SEAL)
Benjamin Holt

_____(SEAL)
Jenny Holt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of April, 2025, before me personally appeared Benjamin Holt and Jenny Holt, 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 2nd day of April, 2025.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

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 $1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of April, 2025.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Exhibit "A"

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the south margin of Cub Creek Road, west of River Road, and being a portion of Parcel 22 on Map 77 as evidenced in Deed Book 8895, page 188 as evidenced in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described in attachment Exhibit "A

BEGINNING at a point located on the centerline of Cub Creek Road said point being the northeast corner of the herein described tract and said point being the northwest corner of Parcel 22.01, thence:

1. following along the creek the line common to the property herein described and to Parcel 22.01 South 64 degrees 00 minutes 00 seconds East a distance of 295.00 feet to a point. said point being common to the property herein described and to parcel 22.01 thence.

2. Continuing along the creek, the line common to the property herein described and to parcel 22.01 South 45 degrees 30 minutes 00 seconds East a distance of 132.00 feet to a point, said point being common to the property herein described and to Parcel 22.01, thence.

3. Continuing along the creek, the line common to the property herein described and to Panel 22.01 South 63 degrees 00 minutes 00 seconds East a distance of 51.90 feet to a point in the center of Cub Creek, said point being the southeast corner of the property herein described and said point being the southwest corner of Parcel 22.01 and said point being in the line of Hillman (Parcel 21) as evidence in Deed Book 5802, page 942 RODCT, thence:

4. Following along the center of Cub Creek South 09 degrees 05 minutes 08 seconds West a distance 89.77 feet to a point, said point being common to the property herein described and to Hillman, thence:

5. Continuing along the center of Cub Creek South 43 degrees 24 minutes 53 seconds West a distance of 50.79 feet to a point, said point being common to the property herein described and to Hillman, thence:

6. Continuing along the center of Cub Creek South 60 degrees 48 minutes 58 seconds West a distance of 72.91 feet to a point, said point being common to the property herein described and to Hillman, thence:

7. Continuing along the center of Cub Creek South 79 degrees 08 minutes 31 seconds West a distance of 74.44 feet to a point, said point being common to the property herein described and to Hillman, thence:

8. Continuing along the center of Cub Creek South 75 degrees 06 minutes 41 seconds West a distance of 157.57 feet to a point, said point being common to the property herein described and to Hillman, thence:

9. Continuing along the center of Cub Creek Road South 26 degrees 47 minutes 49 seconds West a distance of 106.70 feet to a point, said point being common to the property herein described and to Hillman, thence:

10. Continuing along the center of Cub Creek South 33 degrees 12 minutes 16 seconds West a distance of 120.53 feet to a point, said point being the southwest corner of the property herein described and said point being the southeast corner of the remainder of Miller and Luck Parcel 22 as evidenced in Deed Book 8895 page 188, thence:

11. Leaving the center of Cub Creek, severing the Miller and Luck property North 35 degrees 27 minutes 39 seconds a distance of 459.23 to a point on the centerline of Cub Creek Road, said point being the northwest corner of the property herein described and said point being the northeast corner of the remainder of Miller and Luck, thence:

12. Leaving the Miller and Luck line, following along the centerline of Cub Creek Road North 55 degrees 01 minutes 34 seconds East a distance of 430.00 feet to a point, the BEGINNING containing 5.200 acres, more or less, according to a survey by Jesse F. Walker, RLS PE dated 12/15/99.

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on April 2, 2025 (date of document).

Affiant Signature

April 2, 2025
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 2 day of April, 2025.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25