Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

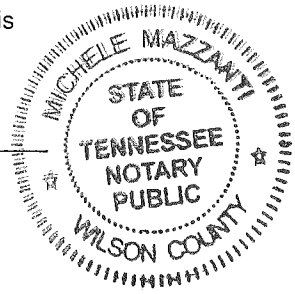
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $639,900.00.

Affiant

Subscribed and sworn to before me this 21st day of April, 2025.

Notary Public
My Commission Expires: 10/2/28



Karen Johnson Davidson County
Batch# 1262971 DEEDWARR
04/22/2025 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,367.63
20250422-0030551

File No.: 2025-1087

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shelley Beckworth	American Pacific Mortgage Corporation	
7808 Oakfield Grove, Brentwood, TN 37027	3000 Lava Ridge Ct., Ste 200 Roseville, CA 95661	181-10-0B-036.00-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, we

Jason I. Coleman and Miriam C. Coleman, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Shelley Beckworth, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Subdivision Plat, Centex at Concord, Phase 2 of record in Plat at Instrument No. 20051011-0122365, 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 Miriam C. Coleman and Jason I. Coleman by Warranty Deed from Alaina M. Shorr, n/k/a Alaina Gumto, a married woman of record in Instrument No. 20160419-0037912 Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 19, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 7808 Oakfield Grove, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 do 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.

Witness my hands this 21st day of April, 2025.

Jason I. Coleman

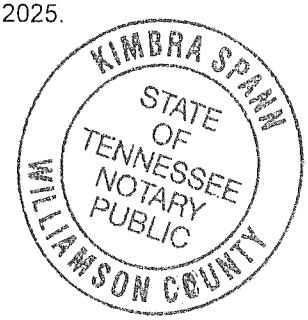
Miriam C. Coleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of April, 2025, before me personally appeared Jason I. Coleman and Miriam C. Coleman, 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 21st day of April, 2025.

Notary Signature
My commission expires: 1/17/2027



Certificate of Authenticity

I, Kimbra Spann, 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 4/21/2025.

Date

Affiant Signature

4/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY