# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265990 DEEDWARR
04/30/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250430-0033345

T-BE-25-3811

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 30th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Rachel Anne Tuggle Whorton** | New Owner | |
| (NAME) | (NAME) | **069-03-0-122.00** |
| **3811 W Hamilton Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL ANNE TUGGLE WHORTON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County Tennessee, being part of Tract 8 on the Plan of Fairview Subdivision of record in Book 974, Page 41, in the Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson, Engineers, dated January 23, 1964, as follows:

Beginning at a point in the Southerly margin of West Hamilton Road, which point is located 1737.7 feet West, as measured along the Southerly margin of West Hamilton Road, from the intersection of the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision of record in Book 1130, page 54, said Register's Office; thence South 4 degrees 58 minutes West 200 feet to a point; thence North 85 degrees 2 minutes West 100 feet to a point; thence North 4 degrees 58 minutes East 200 feet to a point in the Southerly margin of said West Hamilton Road; thence with the margin of the same, South 85 degrees 2 minutes East 100 feet to the point of beginning.

Being the same property conveyed to BE Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jason Thomas Wright, a Single Man of record in Instrument No. 20241002-0076369 Register's Office for Davidson County, Tennessee, dated September 26, 2024 and recorded on October 02, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 41, as revised in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on survey by Hickerson and Hickerson, Engineers, dated January 23, 1964. NOTE: A copy of said survey has not been provided to or reviewed by our office.
- Restrictions of record in Book 3902, Page 725, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Possible encroachment of subject parcel's house onto neighboring property as depicted on Assessor's tax map.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3811 W Hamilton Road, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF APRIL, 2025.

BE Solutions, LLC, a Tennessee limited liability company

BY: _____
Malik Brooks
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALIK BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of BE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of April, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Tennessee Certification of Electronic Document**

I, Debra Paulsson, 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 4/25/25 (date of document).

D Paulsson

Affiant Signature

4/30/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

