Karen Johnson Davidson County
Batch# 1266078 DEEDWARR
04/30/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20250430-0033470

WARRANTY DEED

JOHN DANIEL THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-20-2027

File No. AD-25-9354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Michelle Wkendig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2025

Daniel Thompson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Bevins and Shannon S. Bevins	Legacy Home Loans LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
3302 Joggers Pass	408 Highway 76	084-05-0B-025.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Kenneth Brian Jolly and Kari Beckwith Jolly, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew R. Bevins and Shannon S. Bevins, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 25, as established by Declaration of Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development of record as Instrument No. 20160707-0069540 and amended in Instrument No. 20161020-0110945 and being shown on Plat attached thereto as Exhibit "B", 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 Kenneth Brian Jolly and Kari Beckwith Jolly, husband and wife by Warranty Deed from Brandon J. Shull and Stephanie Saldarrianga, husband and wife of record in Instrument No. 20221110-0120756 Register's Office for Davidson County, Tennessee, dated November 04, 2022 and recorded on November 10, 2022.

This is property more commonly known as 3302 Joggers Pass, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24 day of April, 2025.

Kenneth Brian Jolly

Kari Beckwith Jolly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of April, 2025, before me personally appeared Kenneth Brian Jolly and Kari Beckwith Jolly, 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 24 day of April, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 4/24/25 (date of document).

Michelle W Kendig
Affiant Signature

4/30/25
Date

State of Tennessee
County of Williamson

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

Patricia L Hurtt
Notary Signature

My Commission Expires: 2/18/29

Notary's Seal

