Karen Johnson Davidson County
Batch# 1274275 DEEDWARR
05/19/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20250519-0038934

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $755,000.00.

Jonathan Beebe
Affiant

Subscribed and sworn before me this the 15 day of May, 2025.

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 9/21/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Wesley Beebe	Primis Mortgage Company	072-16-0I-001.00 CO
1410 A Harwood Dr.	5535 Currituck Dr., Ste. 120	
Nashville, TN 37206	Wilmington, NC 28403	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN BRYAN AND EMILY BRYAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN WESLEY BEEBE, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1410 Harwood Drive Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20140806-0070722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven Bryan and Emily Bryan, husband and wife, by deed dated 02/28/2017, from Astercor Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20170307-0022439, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1410 A Harwood Dr., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of May, 2025.

Steven Bryan

Emily Bryan

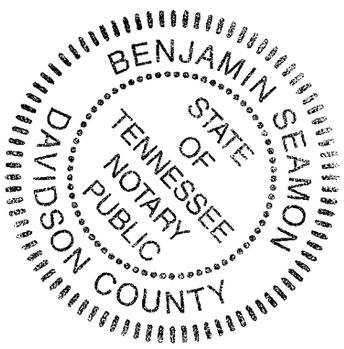
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Bryan and Emily Bryan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2025.

My commission expires: 9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/15/2025.

Affiant Signature

5/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY