# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1289997 DEEDWARR
06/25/2025 03:56:59 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20250625-0050197

Y-BE-25-1024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

**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) |
|---|---|---|
| **Christopher Ibarra and Briana Lee Rivera** | **Rocket Mortgage, LLC** | |
| (NAME) | (NAME) | **091-08-0-124.00** |
| **1024 40th Ave N** | **1050 Woodward Avenue** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Detroit, MI 48226-1906** | |
| (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, **LATRINCE E. BEASLEY AND MARQUICA BEASLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER IBARRA, A SINGLE PERSON, AND BRIANA LEE RIVERA, A SINGLE PERSON,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 10 in the Subdivision, of Lots 25 and 26 of the "Country Lands" a plan which is of record in Book 161, page 169, Register's Office for Davidson County, Tennessee. This is the same description as in the previous deed of record.

Said Lot No. 10 fronts 50 feet on the East of the 40 th Avenue North and runs back between parallel lines Eastwardly, 125 feet to an alley 12 feet wide.

Being the same property conveyed to Frank E. Beasley by Warranty Deed from William Parker and wife, Sandra Parker of record in Book 8302, page 508, Register's Office for Davidson County, Tennessee, dated March 01, 1991 and recorded on March 04, 1991.

Being the same property conveyed to LaTrince E. Beasley by Quitclaim Deed from Frank E. Beasley of record in Instrument No. 20180312-0023225 Register's Office for Davidson County, Tennessee, dated March 07, 2018 and recorded on March 12, 2018.

Being the same property conveyed to LaTrince E. Beasley and Marquica Beasley by Quitclaim Deed from LaTrince E. Beasley of record in Instrument No. 20180319-0025517 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 19, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1024 40th Ave N, Nashville, Tennessee 37209**.

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 20th DAY OF JUNE, 2025.

LaTrince E. Beasley

Marquica Beasley by LaTrince E. Beasley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATRINCE E. BEASLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2025.

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATRINCE E. BEASLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARQUICA BEASLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said MARQUICA BEASLEY.

Witness my hand and official seal, this the 20th of June, 2025.

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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