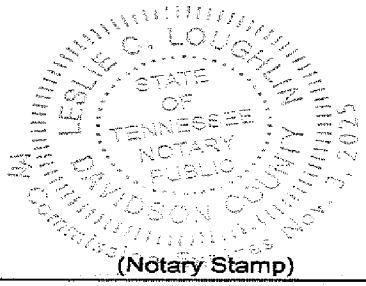
Karen Johnson Davidson County
Batch# 1290382 DEEDWARR
06/26/2025 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,496.50
20250626-0050271



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $945,000.00.

Joni Beebe
Affiant

Subscribed and sworn to before me, this 26th day of June, 2025.

Leslie C Loughlin
Notary Public

My commission expires: 11/3/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joni Beebe	Northpointe Bank	**072-11-2S-002.00-CO**
2114 Martha Ave	5303 28th Street CT SE	
Nashville, TN 37216	Grand Rapids, MI 49546	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jarron Vosburg and Shaunna Vosburg, husband and wife, and William Vosburg, a married man, as tenants in common each a one-third undivided interest

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joni Beebe

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, Townhomes at 2114 Martha Avenue, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Townhomes At 2114 Martha Avenue, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20220104 0001286, and Amendment in Instrument No. 20220217-0018413, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jarron Vosburg and Shaunna Vosburg, husband and wife, and William Vosburg, a married man, as tenants in common each a one-third undivided interest by Warranty Deed from Urban Dwell Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20230210-0009986 Register's Office for Davidson County, Tennessee, dated February 10, 2023 and recorded on February 10, 2023. This property is not now nor has it ever been the marital residence of the Grantor, William Vosburg, a married man, or this Grantor's spouse.

This is improved property known as **2114 Martha Ave, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

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1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of June, 2025.

Jarron Vosburg

Shaunna Vosburg

William Vosburg by Jarron Vosburg
his attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jarron Vosburg and Shaunna Vosburg, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of June, 2025.

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/14/25

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County Jarron Vosburg to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of William Vosburg and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of William Vosburg.

Witness my hand and official seal this 25th day of June, 2025.

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/14/25

Lenders Title Company File No. 25-002396-524

SP 11/2015

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 25th day of July 2025

Robert L. Scruggs, Affiant 6/25/25
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 25th day of July, 2025

Notary's Signature

My Commission Expires: 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025