THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8656-WE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 448,000 00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2025 Notary Public MY COMMISSION EXPIRES 11-8-27 (AFFIX SEAL)

Karen Johnson
Batch # 1297036
07/14/2025 08 44 26 AM
Fees $13 00 Taxes $1,657 60

Davidson County
DEEDWARR
2 pgs

20250714-0055075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Colin McArthur and Carol McArthur	Owners	
314 Cana Circle		129-11-0A-314.00-CO
Nashville, TN 37205		
(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, WE, **Raymond W. Beazley, Jr. and Donna M. Drinkwine, the Co-Successor Trustees of the Beazley Family Revocable Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colin McArthur and Carol McArthur, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 314 as shown on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St Henry, filed as Exhibit B to, and established by the Master Deed of record in Book 6675, Page 173 Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description

Being the same property conveyed to Mary K. Beazley, Trustee of The Beazley Family Revocable Living Trust by Instrument of record as Instrument 20061103-0126991, and by Warranty Deed from St Henry's Property Development, Inc , of record as Instrument No 20110209-0011402 Register's Office for Davidson County, Tennessee, dated February 01, 2011 and recorded on February 09, 2011 Raymond W Beazley, Jr and Donna M Drinkwine, are the Co-Successor Trustees of the Beazley Family Revocable Living Trust

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **314 Cana Circle, Nashville, TN 37205**

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 our hands this the 11 day of July, 2025.

Beazley Family Revocable Living Trust

BY: Raymond W. Beazley JR

Raymond W. Beazley, Jr. Co-Successor Trustee

Donna M. Drinkwine

Donna M. Drinkwine, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Beefore me, the undersigned, a Notary Public in and for said County and State, personally appeared **Raymond W. Beazley, Jr. and Donna M. Drinkwine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Co-Successor **Trustees** of **the Beazley Family Revocable Living Trust,** the within named bargainor, and Trust, and that as such co-Successor Trustees, having been authorized to do so, **Raymond W. Beazley, Jr. and Donna M. Drinkwine** did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Raymond W. Beazley, Jr. and Donna M. Drinkwine** as such **Co-Successor Trustees**

Witness my hand and official seal this the 11 day of July, 2025

My Commission expires 11-8-27

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.