Warranty Deed

Karen Johnson Davidson County Batch# 1310175 DEEDWARR 08/14/2025 12:45:30 PM 3 pgs Fees: $18.00 Taxes: $1,258.00 20250814-0064844	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this the 8th day of August, 2025. Notary Public My commission expires: 3/12/29

LARRY WESTBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Julia D. Audretch	New Owner(s)	142-10-0B-089.00-CO
620 Barlin Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANN CLEMENTS BEATY F/K/A ANN DULANY CLEMENTS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA D. AUDRETCH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 89 on the Plan of Belle Pointe Phase II, as of record in Plat Book 6250, page 440, revised in Plat Book 6250, page 797, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ann Dulany Clements by Warranty Deed from Arlene Schmidt Samowich, unmarried of record in Instrument No. 20061030-0134443 Register's Office for Davidson County, Tennessee, dated October 21, 2006 and recorded on October 30, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 620 Barlin Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of August, 2025.

f/k/a Ann Dulany

Ann Clements Beaty f/k/a Ann Dulany Clements

STATE OF Montana.
COUNTY OF Gallatin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ann Clements Beaty f/k/a/ Ann Dulany Clements, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of August, 2025.

Notary Public

My Commission Expires: 06/06/2029

TRACY GORDON
Notarial Seal
STATE OF MONTANA

TRACY GORDON
Notary Public for the
State of Montana
Residing at BELGRADE, MT
My Commission Expires
June 6, 2029

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 July 30, 2025.

Signature – Larry N. Westbrook

Date: August 13, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of August, 2025.

Notary Public

My Commission Expires: 9/6/2027

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY