Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $ 620,000.00.

Affiant

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Subscribed and Sworn before me this 15th day of August, 2025.

Notary Public
My commission expires: 9/15/27

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Varchala Abrol 6555 Brownlee Drive, Nashville, TN 37205	New Owner	115-05-0-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Judi Beachum, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Varchala Abrol, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of West Meade Estates, Section 3, as of record in Book 3106, page 75, Register's Office for said County. Said Lot No. 148 fronts 154 feet on the southerly side of Brownlee Drive and extends back 530 feet on the easterly line and 535.4 feet on the westerly line, to a deadline, measuring 15 feet thereon.

Being the same property conveyed to Judi Beachum, unmarried by Warranty Deed from Diane R. Reader, unmarried, dated January 15, 1998, and recorded January 20, 1998, of record in Book 10761, Page 957, Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 6555 Brownlee Drive, Nashville, TN 37205 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Karen Johnson Davidson County
Batch# 1311389 DEEDWARR
08/18/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20250818-0065763

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 14 day of August, 2025.

Judi Beachum

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 14 day of August, 2025, before me personally appeared Judi Beachum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of August, 2025.

Notary Signature
My commission expires:

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
M. EXPIRES 01/21/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 8/14/25.

Affiant Signature – Joshua A. Terry

8/18/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 8/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27