Karen Johnson Davidson County
Batch# 1317877 DEEDWARR
09/03/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250903-0070366

WARRANTY DEED



File No. SG-25-10764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M. Beering	**New Owner**	
(NAME)	(NAME)	
4866 Lynn Dr	**Same As**	147-02-0-039.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Alison Marie Brown, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew M. Beering, a Single Person**, HEREINAFTER CALLED THE GRANTEE, 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. 74 on the Plan of Elysian Park, as of record in Plat Book 2331, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Alison M. Brown and William R. Brown, wife and husband by Warranty Deed from Joshua Spence and Ashton Spence of record in Instrument No. 20160802-0079361 Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on August 02, 2016.

Being the same property conveyed to Alison Marie Brown, an unmarried woman by Quitclaim Deed from William R. Brown, unmarried of record in Instrument No. 20230307-0016243 Register's Office for Davidson County, Tennessee, dated March 07, 2023 and recorded on March 07, 2023.

This is property more commonly known as 4866 Lynn Dr, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 27th day of August, 2025.

Alison Marie Brown

Alison Marie Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of August, 2025, before me personally appeared Alison Marie Brown, 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 27th day of August, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Spencer Gross, 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 August 27th, 2025.

Affiant Signature

August 27th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
3rd day of September, 2025.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY