Karen Johnson Davidson County
Batch# 1321558 DEEDWARR
09/12/2025 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20250912-0073070

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Engauge Properties, LLC
563 River Rock Blvd., B-4
Murfreesboro, TN 37128

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map	**132**
Control Map	**A**
Group	**9**
Parcel	**2.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Susan J. Beasley, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Engauge Properties, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being **Unit 120, (Parcel 2)**, together with the appurtenant interest in the common elements of **Brattlesboro**, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for **Brattlesboro Place**, of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the condominium site-plan Brattlesboro, of record in Book 5800, page 226, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brattlesboro Place, provided in said Master Deed, together with the By-Laws appended thereto, the aforementioned site-plan, the original plan of record in Book 547, page 29, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Susan J. Beasley, unmarried by Warranty Deed from Jane High, unmarried, dated June 30, 1992, recorded July 2, 1992, of record in Book 8668, page 257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **120 Brattlesboro Drive, Nashville, Tennessee 37204.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 HAND, this the **12th** day of **September, 2025**.

Susan J. Beasley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan J. Beasley,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of September, 2025.

Susan G. Cox
NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 5/20/2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $271,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day
of September, 2025.

Susan G. Cox
NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 5/20/2029

File No. 25098121

Electronic Document Certification

I, **Susan G. Cox**, 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 September 12, 2025.

Susan G. Cox

Date: 09-12-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 12th day of September, 2025.

NOTARY PUBLIC

My commission expires: 12-18-27

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 12th day of September, 2025.

NOTARY PUBLIC

My commission expires: 12-18-27

File No. 25098121

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY