WARRANTY DEED

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

G-C-25-239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jonathan Beard	New Owner	
(NAME) **239 Sunrise Avenue**	(NAME)	**133-02-0-016.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE OWENS PROPERTIES, LLC AND JULIE OWENS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN BEARD, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit·

Land in Davidson County, Tennessee, being the northerly part of Lot No 4 on the Plan of William Lee Subdivision of Roth Property, of record in Plat Book 1130, Page 67, Register's Office for Davidson County, Tennessee

Said part of Lot No. 4 fronts 60 feet on the southerly margin of Sunrise Avenue and runs back 164 feet on the easterly line and 164.22 feet on the westerly line, to a dead line measuring 68 feet, more or less, thereon.

Being the same property conveyed to Julie L Owens, unmarried by Warranty Deed from Joshua P McLean, a single person of record in Instrument No. 20141126-0109214 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on November 26, 2014.

Being the same property conveyed to Julie Owens Properties, LLC by Quitclaim Deed from Julie Owens, an unmarried woman of record in Instrument No. 20170901-0090203 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on September 01, 2017

Julie Owens is joining in on the execution of this Warranty Deed as an individual to convey any and all insterest she may have to said property.

This conveyance is subject to·
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1300, Page 572, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **239 Sunrise Avenue, Nashville, Tennessee 37211**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch # 1326742 DEEDWARR
09/25/2025 09 46 59 AM 2 pgs
Fees $13 00 Taxes $1,302 40

20250925-0076488

Witness my/our hand(s) this the 23 DAY OF SEPTEMBER, 2025

Julie Owens Properties, LLC

BY. _____
Julie Owens
Sole Member

_____
Julie Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE OWENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JULIE OWENS PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of September, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE OWENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 23rd of September, 2025.

_____
Notary Public
My Commission Expires. _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212