WARRANTY DEED

Karen Johnson
Batch # 1327218
09/26/2025 10 01 12 AM
Fees $13 00 Taxes $5,920 00

Davidson County
DEEDWARR
2 pgs

20250926-0076836

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 1-30-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NO(S) :
Brian Parker and Lisa Parker	Brian Parker and Lisa Parker	12-114 00
(NAME)	(NAME)	
6484 Lickton Pike	6484 Lickton Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.. 20251494

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, **Eric Beasley and Danielle Beasley, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brian Parker and Lisa Parker, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows.

Tract 1: Beginning at an iron pin in the northerly margin of Lickton Pike, (said point being North 74 deg. 08 min 09 sec. East 156 34 feet; thence North 74 deg 41 min 02 sec East 200 70 feet from the southeast corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence, North 23 deg 56 min 29 sec. West 1342 45 feet to an iron pin, thence, North 86 deg. 22 min 18 sec East 225.00 feet to an iron pin, thence South 23 deg. 39 min 13 sec East 1302 87 feet to an iron pin in the northerly margin of Lickton Pike; thence, in a southeasterly direction along a curve having a radius 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42 deg 53 min. 27 sec. for a distance of 60.01 feet to an iron pin; thence, South 77 deg. 03 min 19 sec. West 148 07 feet to the point of beginning and **containing 6.31 acres, more or less**, being Tract No. 3, according to survey dated 05/13/1986, by Richard C. Kessinger, Surveyor #1038, Job Number 86-113

EASEMENT. Ingress, egress and regress, together with a water line easement to the said property is granted through an Easement for Joint Driveway, Bridge, Water Line and other facilities, filed for record in Instrument No 20041123-0140140, Register's Office for Davidson County, Tennessee, through adjacent property owned by Aaron T Walker and wife, Robin M Walker, and reserved in the deed of record in Instrument No 20041123-0140139, said Register's Office.

Tract 2: Beginning at a set iron pin in the northerly line of Aaron T Walker in (Instrument No 20041123-0140139 RODCT), said pin being located S 86 22' 18" W, 257 71' from a existing iron pin at a corner post, said existing pin being the most northeast corner of Aaron T. Walker in (Instrument No. 20041123-0140139 RODCT); said set being the most northeast corner of herein described tract; thence with a new line S 14 19' 28" E 245.23 to a set iron pin, thence N 23 38' 53" W, 256 47' to a point, thence N 86 22' 18" E, 42 29' to the point of beginning, **containing 0.117 acres, more or less**, according to survey by Tommy E. Walker RLS TN Lic #1465, dated 04/17/09

BEING the same property conveyed to Eric Beasley and Danielle Beasley, husband and wife, by Warranty Deed from Alexander Castiello and wife, Ruth I. Castiello, dated 04/21/2017 and filed of record in Inst. No. 20170425-0040471, Register's Office for Davidson County, Tennessee.

RESTRICTIONS

This conveyance is made subject to restrictions appearing of record in Book 6881, page 973 and Book 6881, page 986, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Also Subject to:

Easement for a Joint Driveway, Bridge, Water Line and Other Facilities, of record in Instrument No. 20041123-0140140, said Register's Office.

Utility Easement of record in Instrument No 20050127-0010002, said Register's Office.

Easement appearing of record in Book 1118, page 463, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 6484 Lickton Pike, Goodlettsville, TN 37072
(House No) (Street) (P.O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of September, 2025

Eric Beasley

Danielle Beasley

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric Beasley and Danielle Beasley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 25th of September, 2025

Notary Public
My Commission Expires: 4/26/26

