Karen Johnson Davidson County
Batch# 1336088 DEEDWARR
10/20/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20251020-0083470

WARRANTY DEED

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Sandy McCollum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 2-1-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald H. Richey, Trustee of the Ronald H. Richey Living Trust, dated July 16, 2020	New owner	187-01-0B-238.00
(NAME)	(NAME)	
4499 Murfreesboro Rd		
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(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 considerations, the receipt of which is hereby acknowledged, I/we Brandon Mayberry, unmarried and Benjamin Noah Beecham, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ronald H. Richey, Trustee of the Ronald H. Richey Living Trust, dated July 16, 2020, hereinafter called the GRANTEE(S), his/her/their 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. 238, on the Plan of Burkitt Ridge, Phase 5, of record in Plat Instrument No. 20220525-0060826, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Mayberry, unmarried man and Benjamin Noah Beecham, unmarried man, as joint tenants with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 09/14/2023, of record in Instrument No. 20230915-0072521, as affected by Scrivener's Affidavit of record in Instrument No. 20230919-0073458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 517 Perrin Alley, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 16th day of October, 2025.

Brandon Mayberry

Benjamin Noah Beecham

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Mayberry and Benjamin Noah Beecham, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of October, 2025.

Notary Public:
My Commission Expires: 2.21.28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 10-16-25 (date of document).

Affiant Signature

10-16-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

