Karen Johnson
Batch # 1342403
11/06/2025 08:44:12 AM
Fees: $13.00 Taxes: $1,387.13
Davidson County
DEEDWARR
2 pgs
20251106-0088422

WARRANTY DEED

SAIGE MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $374,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4th DAY OF NOVEMBER, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/7/2029

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3510LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Deborah Beaver and Jeffrey Beaver	Same	
8307 Luree Lane		075 10 0 005.00
Hermitage, TN 37076		

FOR AND IN 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, WE,

KATHRYN HENDERSON, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEBORAH BEAVER AND JEFFREY BEAVER, WIFE AND HUSBAND

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:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 & 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kathryn Henderson, a single woman, by Warranty Deed from Danielle Peck, a single woman, dated November 16, 2022, and recorded on November 16, 2022, of record in Instrument No. 20221116-0122074, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are now due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 3300, Pages 70 and 71, of the Public Records of Davidson County, Tennessee.
5. Restrictive covenants and conditions contained in instrument recorded in Book 3403, Page 556, of the Public Records of Davidson County, Tennessee.
6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 8307 Luree Lane, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 3rd day of November, 2025.

Kathryn Henderson

Kathryn Henderson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KATHRYN HENDERSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of November, 2025.

Notary Public

My Commission Expires:

SUM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/13/2028 WILLIAMSON COUNTY