Karen Johnson Davidson County
Batch # 1365280 DEEDWARR
01/05/2026 02:53:00 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20260105-0000529

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 1-22-2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Adkins	Legacy Home Loans	117-03-0-060.00
(NAME)	(NAME)	
2958 Primrose Circle	2 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Casey Beathard aka Casey Jarrett Beathard, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Adkins, a single person,** HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 2, Block "D" on the Map of Belmont Terrace, Annex No. 4, of record in Book 974, page 97, in the Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description of the property.

Said part of Lot No 2, Block "D" fronts 60.00 feet on the broken westerly margin of Primrose Circle and extends back 160 feet on the northerly line and 120.0 feet on the southerly line to a broken line in the rear, measuring 102.5 feet thereon.

Being the same property conveyed to Casey Beathard aka Casey Jarrett Beathard, a single person, by Warranty Deed dated October 17, 2023, from Aaron Phillip Schneider and Meghan Schneider, husband and wife, of record in Instrument No. 20231020-0082255, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2958 Primrose Circle, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The subject property has never been the primary residence or marital residence of said Grantor.

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the Map of record in Book 974, page 97; Restrictive covenant for accessory dwelling, detached of record in Instrument No. 20210618-0082639; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 30th day of December, 2025.

Casey Jarrett Beathard By; Susan Beathard, his Attorney-in-Fact

Casey Jarrett Beathard
By: Susan Beathard, his Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Susan Beathard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Casey Jarrett Beathard, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Casey Jarrett Beathard, the within named bargainor by the said Susan Beathard as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of December, 2025.

Notary Public

My Commission Expires:

File No.: 38235

