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Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 1371147 DEEDWARR
01/20/2026 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260120-0004430

#2611

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gregory Beauchamp and wife, Rebecca Hallisey	(NEW OWNERS)	Map 172-12-0-D-
6971 Sunnywood Drive	6720 Brewer Dr	Parcel 591.00CO
Nashville, TN 37211	Nashville, TN 37211	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Pamela Poteat** and **husband, Bobby J. Hall,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Gregory Beauchamp and wife, Rebecca Hallisey,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 321-C of the Town Center at Lenox Village, shown as part of Unit D on Exhibit "B" of Instrument No. 20070830-0104305 and in Instrument No. 20070830-0104306, said Register's Office, annexing Lots 317-324 of Lenox Village, Phase 5, of record in Instrument No. 20050120-0007427, said Register's Office, into a condominium form of ownership and use in the manner under the provisions of TCA Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306, amended the Supplemental Instruments of record as Instrument No. 20070103-0001283 and in Instrument No. 20070103-0001284, said Register's Office, to which reference is hereby made for a more complete identification and description of said Unit.

Being the same property conveyed to Pamela Poteat and husband, Bobby J. Hall by warranty deed from Angelo Bennetti and wife, Caroline Bennetti of record in Instrument No. 20151013-0103852, said Register's Office.

This is the same legal description used in the previous deed of record.

This conveyance is subject to the following:

1. **2026 Taxes, not yet due and payable.**
2. **Restrictions of record in Instrument No. 20020315-0032825, Supplemental Master Deed Instrument No. 20040526-0062221, 20020315-0032826, 2004056-0062220, corrected in 20050113-0005133, 20070103-0001284, 20070830-0104306,20070924-0113721, said Register's Office.**
3. **Charter of record in Instrument No. 20020412-0045831, 20060612-0069716, 20070103-0001283, 20070830-0104305, 20070924-0113720, said Register's Office.**
4. **Easements for sanitary sewers and/or storm drainage of record in Instrument Nos. 20010918-0100849, 20010918-0100851, and 20040305-0025146, 20030707-0093162, 20120124-0006661, said Register's Office.**
5. **Any and all matters appearing on the Plan of record in Plat Instrument No., 20050120-0007427, revised in Exhibit "B: of record in Instrument Nos 20070830-0104305 and 20070830-0104306, said Register's Office.**

This is improved property commonly known as **6971 Sunnywood Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF Sumner]

The actual consideration or value, whichever is greater for this transfer is $ 375,000.00.

Affiant

Subscribed and sworn to before me this
15 day of January, 2026

Notary public:
My commission expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of January 2026.

Pamela Poteat

Bobby J. Hall

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela Poteat and Bobby J. Hall,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 15th day of January, 2026.

Notary Public
My Commission Expires: 10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 1/15/2026 (date of document).

Affiant Signature

1/16/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 16 day of Jan, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County