WARRANTY DEED

Karen Johnson Davidson County
Batch# 1394307 DEEDWARR
03/18/2026 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260318-0021718

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 260078

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Daniel E. Roberts and Mary F. Roberts	Daniel E. Roberts and Mary F. Roberts	136-06-0-102.00
(NAME)	(NAME)	
108 Islandia Ct.	108 Islandia Ct.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY THOUSAND AND NO/100 Dollars ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD M. BEALS AND WIFE, DEBRA A. BEALS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL E. ROBERTS AND MARY F. ROBERTS, 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:

Land in Davidson County, Tennessee, being Lot No. 335 on the Map of Priest Lake Park, Section Five of record in Book 4460, Page 176, as amended in Book 5007, Page 216, Register's Office for said County, to which reference is made for a more complete description.

Said lot fronts 48.04 feet on the southeasterly side of Islandia East and runs back 120.93 feet on the northeasterly side and 180.93 feet on the southwesterly line to a rear line, which is a broken line measuring 195.98 feet.

Being the same property conveyed to Richard M. Beals and wife, Debra A. Beals by Warranty Deed from

William J. Pratt, Jr. and wife, Sherrlyn A. Pratt of record in Book 7240, Page 914, Register's Office for Davidson County, Tennessee, dated May 15, 1987 and recorded on May 19, 1987.

unimproved ☐
This is improved ☒ property, known as 108 Islandia Ct., Nashville, TN 37217
(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 we do covenant with 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 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 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 our hands this 16th day of March, 2026.

Richard M. Beals

Debra A. Beals

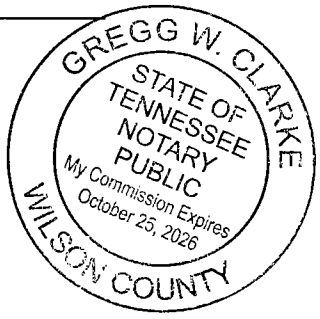
STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 16th of March, 2026, by Richard M. Beals and wife, Debra A. Beals, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Affix stamp/seal:



Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 18th day of March, 2026

3/18/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18th day of March, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

