Karen Johnson Davidson County
Batch # 1399702 DEEDWARR
03/31/2026 08:58:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260331-0025297

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste.
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 181 15 0A 008.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
MITCHELL L. BEESON and	*	Mitchell L. Beeson
LINDSEY O. BEESON	*	Lindsey O. Beeson
410 Portsdale Drive	*	1902 New Bristol Lane
Brentwood, TN 37027	*	Brentwood, TN 37027

The GRANTOR, **LINDSEY BEESON,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

MITCHELL L. BEESON and wife, LINDSEY O. BEESON,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan Southpoint SP, Phase 1, of record in Instrument No. 20191015-0105617, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to LINDSEY BEESON, an unmarried person, by Special Warranty Deed of record at Instrument No. 20211006-0134451 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan(s) of record; all matters referenced in the master deed and by-laws; and all applicable government and zoning regulations.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrant and will forever defend against the lawful claims of all

persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 16th day of March, 2026, by the undersigned.

Lindsey Beeson

LINDSEY BEESON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **LINDSEY BEESON**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 16th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-14-2029

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

_____

AFFIANT

Subscribed and sworn to before me this 16th day of March, 2026.

_____

NOTARY PUBLIC

My Commission Expires: _____

