Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 181 15 0A 008.00

Karen Johnson
Batch # 1403571
04/09/2026 08:37:43 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260409-0028644

WARRANTY DEED

Property Address & New Owner:
MITCHELL L. BEESON or
LINDSEY O. BEESON, Trustees of the
BEESON REVOCABLE LIVING TRUST
410 Portsdale Drive
Brentwood, TN 37027

Mail Tax Statement to:
Mitchell L. Beeson
Lindsey O. Beeson
1902 New Bristol Lane
Brentwood, TN 37027

The GRANTORS, **MITCHELL L. BEESON and wife, LINDSEY O. BEESON, as tenants by the entirety**, 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, do hereby bargain, sell, convey, and confirm the below-described property to:

MITCHELL L. BEESON or LINDSEY O. BEESON, Trustees of the BEESON REVOCABLE LIVING TRUST, dated March 16, 2026

The BEESON REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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 MITCHELL L. BEESON and wife, LINDSEY O. BEESON, as tenants by the entirety, by Warranty Deed of record at Instrument No. 20260331-0025297 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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES 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.

MITCHELL L. BEESON

LINDSEY O. BEESON

STATE OF TENNESSEE

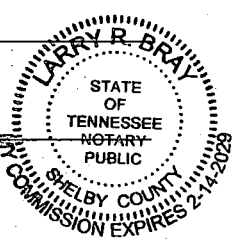
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MITCHELL L. BEESON** and **LINDSEY O. BEESON**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they 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: _____



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

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: _____

