Karen Johnson Davidson County
Batch# 1415159 DEEDWARR
05/04/2026 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20260504-0039364

**20261093R**

RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-10-2030

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $369,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of April, 2026.

Notary Public

My commission expires: 02/10/2030

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Marina Faulise** | NEW OWNER | **149-11-0A-091-00** |
| **1316 Rice Hill Circle** | | |
| **Antioch, TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Charles Taylor Beasley, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Marina Faulise, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Rice Hill, Phase 3 of record in Plat Book 6900, Page 292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Taylor Beasley by Warranty Deed from Nashville Blessed Homes LLC, a Tennessee limited liability company of record in Instrument No. 20240125-0005125 Register's Office for Davidson County, Tennessee, dated January 24, 2024 and recorded on January 25, 2024.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved ( X ) unimproved (____) property known as 1316 Rice Hill Circle, Antioch, TN 37013.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 30 day of April, 2026:

Charles Taylor Beasley

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF WILLIAMSON** | ) | |

Personally appeared before me, a Notary Public of said County and State, Charles Taylor Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 28 day of April, 2026.

My Commission Expires: 7/25/29

Notary Public

Lynn McAllister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 30, APRIL 2026.

Custodian's Signature — 04/30/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 30 day of APRIL 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY