Karen Johnson Davidson County
Batch # 1421806 DEEDWARR
05/18/2026 02:26:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260518-0044412

THIS INSTRUMENT PREPARED BY:
Courtney Scollard, Attorney
10004 Meadow Vista Circle
Knoxville, TN 37922

OWNER AND RESPONSIBLE TAXPAYER:
The Ron & Tina Beatty Family Trust
Ronald Beatty and Tina Beatty, Trustees
139 Holt Hills Road
Nashville, TN 37211

Map-Parcel Numbers: 172-00-0-189.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of April, 2026, by and between **Tina Argo Beatty and husband, Ronald Beatty,** hereinafter called Grantor, and **The Ron & Tina Beatty Family Trust, dated February 19, 2026, Ronald Beatty and Tina Beatty, Trustees**, and any amendments thereto, **a Revocable Living Trust,** hereinafter called Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS to him in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell, and convey unto the Grantee the following described premises, to-wit:

Property Address: 139 Holt Hills Road

BEING Lot No. 2, on the plan of Holt Hills, Section Four, of record in Plat Book 9700, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tina Argo Beatty, from Richard C. Argo and wife, Martha Argo of record in Book 7219, Page 262, Register's Office for Davidson County, Tennessee. Being that Tina Argo Beatty conveyed to Richard A. Northcutt and Richard A. Northcutt subsequently conveyed to Tina Argo Beatty and husband, Ronald Beatty, by Quitclaim Deed for the express purpose of creating joint tenants with right of survivorship, recorded in Book 11332, Page 246 in the Register's Office for Davidson County, Tennessee.

SUBJECT to all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Party, his/her heirs, successors and assigns forever in fee simple. GRANTOR COVENANTS THAT, for itself and its

successors and assigns, does hereby covenant with said Second Party, his/her heirs, successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances (except as herein specifically stated above), and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance. The preparer of this instrument makes no representation as to the status of the title to the property herein conveyed.

Any reference to recorded instruments is reference to the Register's Office in said County.

IN WITNESS whereof, the said parties have signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

GRANTORS:

Tina Argo Beatty

Ronald Beatty

STATE OF TENNESSEE)
COUNTY OF Rutherford) ss.

On this 8th day of April, 2026, personally appeared before me, the undersigned notary public, **Tina Argo Beatty and Ronald Beatty,** proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding instrument, and acknowledged to me that such person executed the same as his/her free act and deed for its stated purpose.

Notary Public (seal)

My Commission Expires: 5-20-29

AMBER GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS TRANSFER IS A TAX-EXEMPT TRANSFER: *T.C.A. § 67-4-409(a)(1)(c)(vi)* – TRANSFER OF REAL ESTATE TO A REVOCABLE LIVING TRUST.