Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Anh Tran
257 Indian Lake Blvd
Hendersonville, TN 37075

Send Tax Bills To:
Anh Tran

Karen Johnson Davidson County
Batch # 1438097 DEEDWARR
06/25/2026 09:37:20 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260625-0057336

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 050 07 0 026.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Pamela Beck, Administrator of Estate of Carson W Beck**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anh Tran, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 140, as shown on the map entitled SECTION FIVE, VILLAGE BY THE CREEK, of record in Plat Book 6250, Page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carson W. Beck, by Special/Limited Warranty Deed from EH Pooled 413 LP, a Texas limited partnership, of record in Instrument No. 20130830-0091972, in the Register's Office of Davidson County, Tennessee, dated August 28, 2013, and recorded on August 30, 2013. The said Carson W. Beck died on June 04, 2023. The Last Will and Testament of Carson William Beck was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 23P1340. Said Will authorizes the Personal Representative to sell and convey real property of the Estate. Letters of Administration c.t.a. were issued on July 26, 2023, appointing Pamela Beck as Administrator c.t.a. of the Estate of Carson William Beck. TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of June, 2026.

Estate of Carson W Beck

By: Pamela Beck (SEAL)
Pamela Beck, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2026, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Beck, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator for The Estate of Carson W. Beck the maker or a constituent of the maker and are authorized by the maker or by its constituent, to execute this instrument on behalf of the maker, executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2026.




Notary Signature
My commission expires: 9-21-27

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of June, 2026.

Notary Signature
My commission expires:

