Karen Johnson Davidson County
Batch# 1438295 DEEDWARR
06/25/2026 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20260625-0057631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/2030

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Murray, an unmarried man	Cross Country Mortgage (NAME)	
3203 Sennadale Ln (ADDRESS)	2100 Superior Ave (ADDRESS)	050-14-0-208.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Cleveland, OH 44114 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Martha Lu Beck, a widowed woman, still unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Murray, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Section II, Parkwood Estates of record in Plat Book 3300, Page 5, 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 Robert B. Beck and wife, Martha Lu Beck by Warranty Deed from Fulton Lewis Campbell and wife, Debra Campbell of record in Book 6353, Page 886, Register's Office for Davidson County, Tennessee, dated August 03, 1984 and recorded on August 06, 1984.

The said Robert B. Beck having died on February 16, 2021, survived by his wife, Martha Lu Beck.

Martha Lu Beck A.K.A. Martha Lucinda Cone Beck executes this instrument by and through Perkie Beck Cannon and Robert B. Beck, Jr., her Joint Attorneys in Fact pursuant to her Power of Attorney recorded herewith.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3203 Sennadale Ln, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 23rd day of June, 2026.

WARRANTY DEED
(Continued)

Martha Lu Beck by Perkie Beck Cannon, Joint Attorney in Fact

Martha Lu Beck by Perkie Beck Cannon, Joint Attorney in Fact

Martha Lu Beck by Robert B. Beck, Jr. Joint Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, the within named Robert B. Beck, Jr, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the joint attorney-in-fact for Martha Lu Beck, the within named bargainor, and that he, as such joint attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Martha Lu Beck by himself as joint attorney-in-fact and attesting the same by the said Robert B. Beck, Jr., as joint attorney-in-fact.

Witness my hand and seal on this the 23 day of June, 2026.

Notary Public

My commission expires: 5/12/2030

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned Notary Public, the within named Perkie Beck Cannon with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and, upon oath, acknowledged herself o be the joint attorney-in-fact for Martha Lu Beck, the within named bargainor, and that she, as such joint attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Martha Lu Beck by herself as joint attorney-in-fact and attesting the same by the said Perkie Beck Cannon, as joint attorney-in-fact.

Witness my hand and seal on this the 22 day of June, 2026.

Notary Public

My commission expires: _____

PENNY BOWHALL
Notary Public - State of Florida
Commission # HH 621964
My Comm. Expires Dec 16, 2028
Bonded through National Notary Assn.

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 23rd day of June, 2026.

Date: 6-23-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of June, 2026.

Theresa C. Richardson

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 05/08/2028.