Karen Johnson Davidson County
Batch# 1456391 DEEDWARR
08/07/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20260807-0072746

WARRANTY DEED

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF July, 20 26.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bee Development Co. LLC, a Limited Liability Company	New Homeowner	
(NAME) 4282 Brick Church Pike	(NAME)	083-10-0-21700
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Darryl M. Mayberry, an unmarried man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **BEE Development Company, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 157 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 157 fronts 50 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Darryl M. Mayberry by Deed dated October 22, 1999 from Equity Mortgage, Inc, recorded October 25, 1999, in Book 11715, Page 986, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved X property, known as 1738 24th Avenue North, Nashville, TN 37208

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 hand this 29th day of July, 2026.

Darryl M. Mayberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of July, 2026, before me personally appeared Darryl Mayberry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of July, 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Tiffany Pollard, 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 7.30.26.

Affiant Signature

7.30.26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of July, 26.

Notary's Signature

My Commission Expires: 9/22/28

Notary's Seal