NEW OWNER:
MARK E. BEAVERS
389 SOUTH DOWNS CIRCLE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-1324

Map & Parcel No.: 025080A08100

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1462119 DEEDWARR
08/20/2026 08:28:48 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260820-0077388

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Five Thousand and 00/100 Dollars ($375,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **APRIL JACOBS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BOYD W. BEAVERS and SUSAN S. BEAVERS, husband and wife, and MARK E. BEAVERS, as tenants in common with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, within the corporate limits of the City of Goodlettsville, Tennessee, and being known and designated as all of Lot No. 81, on the Final Plat, Parkview Preserve, Phase 1B, of record in Instrument No. 20190702-0064469, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to APRIL JACOBS, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated February 11, 2021, and of record in Instrument No. 20210222-0021331, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **389 SOUTH DOWNS CIRCLE, GOODLETTSVILLE, TN 37072**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 46; Instrument No. 20130110-0003257; and Instrument No. 20190702-0064469, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 14th day of August, 2026.

APRIL JACOBS

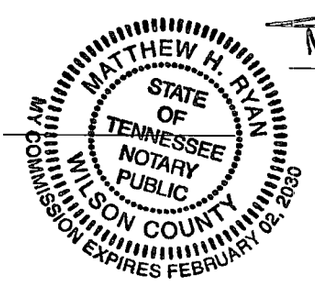
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **APRIL JACOBS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of August, 2026.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

AFFIANT

Sworn to and subscribed to before me this 14th day of August, 2026.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 02, 2030