Karen Johnson Davidson County
Batch# 1475565 DEEDWARR
09/21/2026 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20260921-0087625

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $380,000.00. **Affiant** Subscribed and sworn to before me, this 21st day of September, 2026. Notary Public My Commission Expires: 3/5/2030

Address New Owner As Follows:
David B. Beattie, Lynne L. Beattie, and Leslie Beattie
1235 Sunnymeade Drive
Nashville, TN 37216

Send Tax Bills To:
SAME

Map-Parcel Number:
061-16-0-263.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER P. BAIRD, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID B. BEATTIE and wife, LYNNE L. BEATTIE, together holding a 50% undivided interest as tenants by the entirety (the "Entirety Interest") and LESLIE BEATTIE, an unmarried**

woman, holding a 50% undivided interest (the "Leslie Beattie Interest"), the Entirety Interest and the Leslie Beattie Interest being held as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 68, Block "D", as shown on the Plan of Re-Subdivision of Sunnymeade Unit No. 1 Subdivision of Sunnymeade Unit No. 2, of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Walter P. Baird by deed from Phillip E. Lovell and Emma C. Lovell, husband and wife, of record as Instrument No. 20190801-0076005, dated July 30, 2019, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

This is not now, nor has it ever been, the primary residence of the Grantor herein.

This is improved property known as 1235 Sunnymeade Drive, Nashville, TN 37216.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds himself, his heirs and assigns, 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.

{Signature page to follow}

WITNESS my hand effective the 21st day of September, 2026.

Walter P. Baird

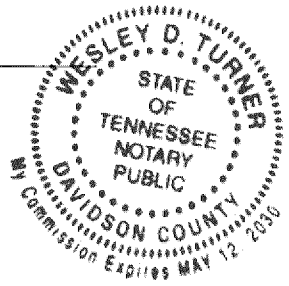
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER P. BAIRD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of September, 2026.

Notary Public

My Commission Expires: _____



I, Christy Tesch, 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 21st day of September, 2026.

Date: 21st day of September, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of September, 2026.



Cindy M. Blevins
Notary Public
My commission expires: 5/12/2030