Karen Johnson Davidson County
Batch# 1476390 DEEDWARR
09/22/2026 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260922-0087915

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $350,000

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of Sept., 2026.

Notary Public
My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Morgan Beier, Gregory Beier, and Shannon Beier
701 Currey Road
Nashville, TN 37217

SEND TAX BILLS TO:
Morgan Beier, Gregory Beier, and Shannon Beier
701 Currey Road
Nashville, TN 37217

MAP AND PARCEL NUMBER: 12000002100

WARRANTY DEED
26NT01656

Effective the 21 Day of Sept., 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lanita C. Stout, widow, as surviving tenant by the entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Morgan Beier, Gregory Beier, and Shannon Beier, tenants in common in rights of survivorship

The following described real estate in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 3 on the Map of Subdivision of the Ben F. Tuberville Estates, as of record in Book 547, page 143, said Register's Office, and more particularly described by a survey of George W. Watkins, Surveyor, dated February 20, 1962, as follows:

Beginning at a point in the center line of Currey Road, the northeast corner of this tract; thence North 87 degrees 30 minutes East a distance of 442 feet to a monument; thence in a southwesterly direction along the northwesterly right-of-way of the N.C. and St. L. Railroad, a distance of 312.8 feet to an iron pin; thence south 87 degrees 30 minutes west a distance of 104.6 feet to an iron pin in the center line of Currey Road North 25 degrees 30 minutes, west a distance of 158.4 feet to the point of the beginning.

Also conveyed hereby is a center easement across the northwest corner of Lot No. 4 on the Map of the Subdivision of Ben F. Tuberville Estate, which was established by grant of record in Book 5076, page 890, said Register's Office.

Being the same property conveyed to Audrey M. Carroll, Windle W. Stout and wife, LaNita F. Stout, as tenants in common with right of survivorship by Warranty Deed from Charles K. Moore and wife, Alma M. Moore of record in Book 5634, page 429, Register's Office for Davidson County, Tennessee, dated August 6, 1980 recorded on August 7, 1980.

Being the same property conveyed to Sam E. Stansbury Trustee by Quitclaim Deed from Audrey M. Carroll, Windle W. Stout and wife LaNita F. Stout of record in Book 8672, page 939, Register's Office for Davidson County, Tennessee, dated July 7, 1992 recorded on July 10, 1992, further conveyed to Audrey M. Carroll, unmarried.

Being the same property conveyed to Audrey M. Carroll and LaNita C. Stout, as tenants in common with right of survivorship by Quitclaim Deed from K. Thomas Sidwell, Trustee of record in Book 10494, page 948, Register's Office for Davidson County, Tennessee, dated June 12, 1997 and recorded June 17, 1997.

Being the same property conveyed to Lanita C. Stout, unmarried by Quitclaim Deed from Audrey M. Carroll, unmarried of record in Book 11152, page 164, Register's Office for Davidson County, Tennessee, dated August 25, 1998 and recorded on October 12, 1998.

Being the same property conveyed to Lanita C. Stout and Windle W. Stout, husband and wife from Lanita C. Stout, dated on March 19, 2013, and recorded March 27, 2013, in Instrument 20130327-0030197 Register of Deeds for Davidson County, Tennessee. Also See Affidavit of Heirship in Instrument No. 20260220-0013720, Register's Office of said County. Windle W. Stout died May 30, 2016, leaving Lanita C. Stout as surviving tenant by the entirety.

This is an improved property commonly known as: 926 Currey Road, Nashville, TN 37217-2721

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21 day of Septe 2026

LaNita Stout

LaNita Stout

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **LaNita Stout,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-21-26 (date of document).

Affiant Signature

9-21-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of September 26

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

(SEAL)

