Karen Johnson Davidson County
Batch# 283598 DEEDWARR
09/10/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $619.75
20190910-0091334

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Molly Jo Brislin
214 Old Hickory Blvd, Apt. 155
Nashville, TN 37221

From Information Furnished By
The Parties

Map and Parcel: 142-04-0A-155.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **KAREN CURTIS, AN UNMARRIED WOMAN**, has this day bargained and sold and does hereby transfer and convey unto, **MOLLY JO BRISLIN, UNMARRIED,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. Unit 155 on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et esq, as amended, Tennessee Code Annotated, and as established by a Master Deed of Belle Forest Condominium Apartments of record in Book 5437, Page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, and as further set out on a Plat of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Karen Curtis, a married woman by Quitclaim deed from Raymond M. Curtis, a married man, dated December 28, 2007, of record in Instrument No. 20071231-0149026 Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Master Deed contained in instrument of record in Book 5438, Page 699 as amended in Instrument No. 20020213-0019280 and Instrument No. 20090819-0078072; Charter for HOA of record in Book 5460, Page 987 and Book 6551, Page 78; and to any and all matters shown on said plan and survey of record in Book 5200, page 167; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MOLLY JO BRISLIN, UNMARRIED,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

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Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of September, 2019.

Karen Curtis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Karen Curtis, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 6th day of September, 2019.

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $167,500.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 6th day of September, 2019.

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 11-21-22

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/17/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY