Karen Johnson Davidson County
Batch# 325549 DEEDWARR
12/05/2019 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20191205-0125621

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $272,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2019.

Notary Public
My commission expires: _____

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| NEBIYAT BAHTA<br>7252 HWY 70S #403<br>NASHVILLE, TN 37221 | NEW OWNER | 142-07-0-F 011.00CO |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK ERMLICH, AN UNMARRIED MAN, AND HOLLIE P. POOLE, AN UNMARRIED WOMAN,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **NEBIYAT BAHTA,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 403, LOT 11, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BELLEVUE COMMONS TOWNHOMES, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20000720-0071772, RE-RECORDED IN INSTRUMENT NO. 20000828-0084760 AND AS AMENDED IN INSTRUMENT NO. 20060824-0104869 (ERRONEOUSLY REFERENCED IN PREVIOUS DEED AS INSTRUMENT NO. 20060828-0084760), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "A" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MARK ERMLICH, AN UNMARRIED MAN, AND HOLLIE P. PAXTON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED DATED APRIL 25, 2014 FROM POYANG TANG, UNMARRIED OF RECORD IN INSTRUMENT NO. 20140502-0037393, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 7252 HWY 70S #403, NASHVILLE, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of December, 2019.

MARK ERMLICH

HOLLIE P. POOLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MARK ERMLICH AND HOLLIE P. POOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 3rd day of DECEMBER, 2019.

Notary Public

My Commission expires: 11/08/22

(SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)