THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 342029 **DEEDWARR**
01/13/2020 08:53:45 AM 2 pgs
Fees: $13.00 Taxes: $647.13

20200113-0003997

STATE OF TENNESSEE
COUNTY OFDavidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,900.00

Madison Elizabeth Moquin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-10-24

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Elizabeth Moquin	New owner	MAP 142-07-0G
7241 Highway 70 S Unit 119		PARCEL 11900CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sarah E. Dant, married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madison Elizabeth Moquin, unmarried**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 119, on the Horizontal Property Regime for Belle Glen, II Condominiums, as recorded in the Master Deed of record in Instrument No. 20010402-0031148 and amended in Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sarah E. Dant by Quitclaim deed from Patrick A. Christovich of record in Instrument No. 20080313-0025373 Register's Office for Davidson County, Tennessee, dated February 25, 2008 and recorded on March 13, 2008.

This property is not the residence of the Grantor and is not a marital asset..

THIS CONVEYANCE IS SUBJECT TO: (1) Real Property Taxes for the year 2020 and subsequent years; (2) Covenants, Conditions and Restrictions of record in Instrument Number 200001211-0121937, Register's Office for Davidson County, Tennessee; (3) Charter for HOA of record in Instrument Number 20010118-0005618 (4) Deed of common areas to HOA of record in Instrument Number 20041230-0155030; (5) Easement to Harpeth Valley Utility District of record in Instrument Number 20000203-0011467; (6) Subject to rights of others in and to the common areas and/or elements; (7) All easements of record; (8) All visible easements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7241 Highway 70 S Unit 119, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 10th day of January, 2020.

Sarah E Dant by Denise Cummins attorney in fact

Sarah E. Dant by Denise Cummins, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Denise Cummins** 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 on behalf of **Sarah E. Dant**, as her Attorney in Fact, as the free act and deed of the within named **Sarah E. Dant**.

Witness my hand and official seal this the 10th day of January, 2020.

My Commission expires 1-10-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Notary Public