Karen Johnson Davidson County
Batch# 414287 DEEDWARR
06/15/2020 07:42:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20200615-0060559

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Elizabeth Hart
Affiant

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Subscribed and sworn to before me, this 14 **day of May, 2020.**

Notary Public
My commission expires: 9/18/22

02-2004-50854

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Elizabeth Hart	New Owner	142-15-0-A-030.00
		CO
110 Bellevue Road, Unit 30		
Nashville TN 37221		

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, **Annis Elizabeth Hall, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elizabeth A. Hart, a single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 30, on the Plan of First Revision Bellvue Manor Condominiums, as established by Master Deed of record in Book 5520, Page 203, and *as shown on the plan of record in Book 5200, Page 231, Register's Office for said County,* to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Annis Elizabeth Hall by deed from Gara Hoffer n/k/a Gara Hoffer Mason, dated October 16, 2017, recorded October 18, 2017, of record in Instrument No. 20171018-0106813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **110 Bellevue Road, Unit 30, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 14 day of May, 2020.

Annis Elizabeth Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Annis Elizabeth Hall**, 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 for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14 day of May, 2020.

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 07/24/2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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