THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627758**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Affiant Subscribed and sworn to before me, this 3rd day of July, 2020. Notary Public My Commission Expires: 2/12/23

WILLIAMSON COUNTY KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 438326 DEEDWARR
07/15/2020 01:43:30 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60
20200715-0077579

WARRANTY DEED

Address New Owner: Pedrina Faber 7252 Highway 70 South Unit 1301 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 07 0F 062.00

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, **Leslie A. Volz, an unmarried woman and Jessica M. Volz, an unmarried woman** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Pedrina Faber,** unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 62 (cited as Lot 62, Unit 1301 on prior deed) on the plan of Bellevue Commons Townhomes, a Horizontal Property Regime, filed as Exhibit "A" to and established by the Master Deed and By-Laws filed for record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, as amended in Instrument No. 20060824-0104869, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Leslie A. Volz, an unmarried woman and Jessica M. Volz, an unmarried woman, by Warranty Deed from Zaid Altalib and wife, Isra A. Brifkani, of record in Instrument No. 20150204-0010604, in the Register's Office of Davidson County, Tennessee, dated January 30, 2015 and recorded on February 04, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLEVUE COMMONS TOWNHOMES of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, as amended by instrument(s) of record in Instrument No. 20060824-0104869.

This is improved property located at 7252 Highway 70 South Unit 1301 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2020.

Leslie A. Volz

Jessica M. Volz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie A. Volz and Jessica M. Volz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of July, 2020.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attornedy and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My commission expires: 10/17/21