THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200628167** Karen Johnson Davidson County Batch# 438468 DEEDWARR 07/16/2020 08:30:30 AM 3 pgs Fees: $18.00 Taxes: $817.70 20200716-0077761	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $221,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2020. Notary Public My Commission Expires:

JONATHAN HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner: Kristen Besselsen 4225 Harding Pike #502 Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ c/o INFIRST FEDERAL CREDIT UNION 10500 MAIN STREET FAIRFAX, VA 22030	Tax Information: Tax Parcel ID No. 103 16 0C 502.00

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, **Amelia Shaw, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen C. Besselsen, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 502 of WELLINGTON ARMS, A CONDOMINIUM DEVELOPMENT, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 316, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Amelia Shaw, unmarried and Timothy Charles Shaw and Charlene Jones Shaw, husband and wife, by Warranty Deed, from Emily Pearson Adams, married, of record in Instrument No. 20140730-0067835, in the Register's Office of Davidson County, Tennessee, dated July 28, 2014 and recorded on July 30, 2014.

Being the same property conveyed to Amelia Shaw, unmarried by the Quitclaim Deed, from Amelia Shaw, unmarried and Timothy Charles Shaw and Charlene Jones Shaw, husband and wife, of record in Instrument No. 20140807-0071321, in the Register's Office of Davidson County, Tennessee, dated July 28, 2014 and recorded on August 07, 2014.

Samuel Rubinstein joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Amelia Shaw.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WELLINGTON ARMS A CONDOMINIUM DEVELOPMENT, as recorded in Plat Book 5200, Page(s) 316.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Wellington Arms Condominium of record in Book 5721, Page 241; Instrument of Correction recorded in Book 5740, Page 897, as amended by instrument(s) of record in Instrument No. 20001205-0119242; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers, recorded in Book 7692, Page 861.

This is improved property located at 4225 Harding Pike #502 Nashville TN 37205

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 10th day of July, 2020.

Amelia Shaw

Samuel Rubinstein by Amelia Shaw, Attorney-in-Fact
Samuel Rubinstein
BY: Amelia Shaw, 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, Amelia Shaw, 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, and who further acknowledged that she is the Attorney-in-Fact for Samuel Rubinstein and that she is authorized by Samuel Rubinstein to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of July, 2020.

JONATHAN HANEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022