RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20-7622

Karen Johnson Davidson County
Batch# 457419 DEEDWARR
08/14/2020 01:07:40 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20200814-0091350

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2020.

Notary Public
My Commission Expires: 1-8-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kayla M. Bess 7241 Highway 70 South, Unit 118 Nashville, TN 37221	OWNER	142-07-0G-118.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steven David Harrell and Kristin Marie Manning**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kayla M. Bess** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 118, together with the appurtenant common area of Belle Glen II Condominiums, a horizontal property regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed Establishing Belle Glen II Condominiums, of record as Instrument No. 20001211-0121937; as amended in Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site-plan appearing as Exhibit to said Master Deed, as amended, for a more complete description as to details and location of said Unit

Being the same property conveyed to Mary Lou Harrell, unmarried by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, dated March 23, 2001, recorded March 26, 2001, of record in Instrument No. 20010326-0028662, Register's Office for Davidson County, Tennessee. Mary Lou Harrell died on 1/12/2020 and left Steven David Harrell and Kristin Marie Manning as her heirs at law, according to Affidavits of Heirship recorded in Instrument No. 20200814-0091347 and Instrument No. 20200814-0091348, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7241 Highway 70 South, Unit 118, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 13th day of August, 2020.

GRANTOR:

Kristin Marie Manning

Kristin Marie Manning

Steven David Harrell by Kristin Marie Manning, attorney-in-fact

Steven David Harrell by Kristin Marie Manning, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Marie Manning, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

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 Kristin Marie Manning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Steven David Harrell and that she is authorized by Steven David Harrell to execute this instrument on his behalf..

WITNESS my hand and seal at office this 13th day of August, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____