Karen Johnson Davidson County
Batch# 475398 DEEDWARR
09/15/2020 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200915-0104804

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-02-2022

JM-SB-SR-20-7734-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria V. Paredes	COMMUNITY MTG ADVISORS	
(NAME)	(NAME)	128-07-0A-009.00-CO
7734 Sawyer Brown Rd.	3401 COLLEGE BLVD, STE 220	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	LEAWOOD, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA I. BELCHER AND SHANTEL L. BELCHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA V. PAREDES, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Glenwood Trace, Section I of record in Plat Book 6900, Page 359, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua I. Belcher and Shantel L. Belcher, husband and wife by Warranty deed from Robert C. Hodgin and Susan L. Hodgin of record in Instrument No. 20180712-0067692 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 12, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 6900, Page 359, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7253, Page 578 and as re-recorded in Instrument No. 200008100079444, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7325, Page 18, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7266, Page 432, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Book 7334, Page 27, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5258, Page 273, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities Easement of record in Book 6186, Page 141, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Line of record in Book 7144, Page 329, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7734 Sawyer Brown Rd., Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF SEPTEMBER, 2020.

Joshua I. Belcher

Shantel L. Belcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA I. BELCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANTEL L. BELCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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