Karen Johnson Davidson County
Batch# 514187 DEEDWARR
11/10/2020 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20201110-0132834

ALICIA R HAMILTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: JULY 26, 2021 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this 10th day of November, 2020. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bryan Thomas Bellar and Kelena Bellar	**New Owner**	**172-10-0B-038.00CO**
6704 Christiansted Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Patricia Rose, a married woman

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Bryan Thomas Bellar and Kelena Bellar, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 38 on the Plan of Christiansted Valley, Phase 2, Revision 1 of record in Instrument No. 20010209-0012854, 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 Patricia Rose, married, by Warranty Deed, from Wanda Kay Myers Rigsby, married, dated December 19, 2012, of record in Instrument No. 20121227-0119507, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 199912210305559, amended in Instrument No. 200007280074515 and Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20050516-0054926 and Instrument No. 20151001-0099630, in the Register's Office for Davidson County, Tennessee.
Rules and Regulations of record in Instrument No. 20170602-0055138, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Book 4780, Page 611 and Book 5708, Page 670, in the Register's Office for Davidson County, Tennessee.
All matters of record in Plat Book 5200, Page 306, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11628, Page 8, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 199912210305561 and Instrument No. 200003160026959, in the Register's Office for Davidson County, Tennessee.
Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706 and Book 5720, Page 183, in the

Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 5708, Page 670 and Book 5794, Page 256, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
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 is improved property known as 6704 Christiansted Lane, Nashville, TN 37211

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 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. 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 10th day of November, 2020

Patricia Rose

Patricia Rose

*David Rose, spouse of Patricia Rose, joins in the execution of this instrument for the purpose of conveying all of his marital interests, if any, in subject property.

David Rose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, David Rose and Patricia Rose, husband and wife, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11-23-2020

File #: **20-766**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021