Karen Johnson Davidson County
Batch# 516686 DEEDWARR
11/13/2020 02:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201113-0134450

Commitment Number: 27240871
Seller's Loan Number: 21320626239

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Linda W. Bellamy, unmarried, 100 HIGHLAND VILLA DR., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161 14 0B 100.00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Linda W. Bellamy, unmarried, who took title as married, whose mailing address is **100 HIGHLAND VILLA DR., NASHVILLE, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Linda W. Bellamy, unmarried**, hereinafter grantee, whose tax mailing address is **100 HIGHLAND VILLA DR., NASHVILLE, TN 37211**, the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 100 HIGHLAND VILLA DR., NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180319-0025475 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 161 14 0B 100.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 25 August, 2020:

Linda W. Bellamy

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Davidson

Comm exp 6-19-21

The foregoing instrument was acknowledged before me on 25 August, 2020 by **Linda W. Bellamy** who is personally known to me or has produced PL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 25 day of August, 2020.

Linda W. Bellamy
Affiant

Linda W. Bellamy
Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Seal)

Notary Public

My commission expires:

6/19/21

Tonya Greer
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Unit No. 100, together with the appurtenant interest in the common elements of Highland Villa, a horizontal property regime established by Master Deed and By-Laws of record in Book 7278; Page 312; as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Pages 265, 268, and 271, and Book 10871, Page 232, Registers Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attaches as Exhibit "B" to the aforementioned Master Deed. Being the same parcel conveyed to Linda W. Bellamy from Patricia Webster, by virtue of a deed dated 3/14/2018, recorded 3/19/2018, in as instrument no. 20180319-0025475 County of Davidson, State of Tennessee.

True Copy Cerification

I, Tabitha Williams, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Tabitha Williams, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries