Karen Johnson Davidson County
Batch# 523652 DEEDWARR
12/03/2020 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20201203-0140326

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/13/2022
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Trevor Wall and Jacqueline Wall	Navy Federal Credit Union	Parcel ID: 142-07-0F-094.00
(NAME)	(NAME)	
7252 Highway 70 South #105	820 Follin Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Morgan Jessilyn Brown**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trevor Wall and Jacqueline Wall, 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:

Being Lot 94, Unit No. 105, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, as amended in Instrument No. 20060824-0104869, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Morgan Jessilyn Brown, unmarried woman, By Warranty Deed from Pat Flynt Adams, an unmarried woman and Jennifer Adams Warren, an unmarried woman dated April 25, 2017 recorded April 27, 2017, of record as Instrument No. 20170427-0041349 Register's Office for Davidson County, Tennessee. The spouse of Morgan Jessilyn Brown joins in the execution of this instrument to convey his marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7252 Highway 70 South, Unit 105, Nashville, TN 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 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. 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 our hands this 23rd day of November, 2020

Morgan Jessilyn Brown by John Hinton as Attorney in Fact

Morgan Jessilyn Brown by John Hinton as Attorney in Fact

Peter Chawaga by John Hinton as Attorney in Fact

Peter Chawaga by John Hinton as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared John Hinton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Morgan Jessilyn Brown and Peter Chawaga, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Morgan Jessilyn Brown and Peter Chawaga, for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of November, 2020.

Notary Public

My Commission Expires:

(SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY