Name and Address of New Owner:
Christine Balliet
4000 Anderson Road, # 60
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 529587 DEEDWARR
12/10/2020 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20201210-0144765

Send Tax Bills To:
Christine Balliet
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 136030A06000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **G. Co. Investments, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christine Balliet, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 60, Building No. ll, on the plan of Phase 1, Condominium Townhouses, Priest Lake Park in a Horizontal Property Regime located in plat Book 4460, Page 88, established by Master Deed in Book 4651, Book 412, and amended in Book 4943, Page 692 and Book5189, Page 671, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to G. Co. Investments, LLC from Richard K. McDonald by Court Order, recorded on May 16, 2019, of record in Instrument Nos. 20190516-0046165 and 201910160105982, Register's Office for Davidson County, TN.

Being the same property conveyed to Richard K. McDonald by Warranty Deed from Paul L. McDonald, recorded on January 16, 2015, of record in Instrument No. 20150116-0005028, Register's Office of Davidson County, TN.

This is improved property known as 4000 Anderson Rd., #60, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of December, 2020.

_____(SEAL)
G. Co. Investments, LLC, a Limited Liability Company
By John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Venikkia Branch of the state and county mentioned, personally appeared John A. Bell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of G. Co. Investments, LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent

Witness my hand and seal, at office in Davidson County, TN, this 4th day of December, 2020.

_____
Notary Signature

Printed Name: Venikkia Branch

My commission expires: 10/21/2023

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of December, 2020.

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 10/2/2023
File No. 2020-1940

True Copy Certification

I, John A Bell Jr., 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, Deliana Lowhorn notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELIANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)