Karen Johnson Davidson County
Batch# 532783 DEEDWARR
12/14/2020 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20201214-0146681

WARRANTY DEED

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2020-1946

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2020

Notary Public

MY COMMISSION EXPIRES: 10.20.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Kay Knight	F & M Bank	
(NAME)	(NAME)	
110 Bellevue Road #24	50 Franklin Street	142-15-0A-024.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Marcia A. Maurer, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A. Kay Knight, single woman** 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 Unit No. 24 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Book 5200, page 231, Register's Office for Davidson County, Tennessee, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Bellevue Manor Condominiums of record in Book 5520,page 203, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Theodore A. Maurer, and wife, Marcia A. Maurer by Warranty deed from Victoria L. Wise, and husband, Michael Olson of record in Instrument No. 20051215-0150729 Register's Office for Davidson County, Tennessee, dated December 08, 2005 and recorded on December 15, 2005. (Value of consideration shown in aforementioned deed $98,000.00.)

Being the same property conveyed to Marcia A. Maurer, unmarried by Quitclaim deed from Theodore A. Maurer, unmarried of record in Instrument No. 20100112-0002768 Register's Office for Davidson County, Tennessee, dated September 22, 2008 and recorded on January 12, 2010. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 110 Bellvue Road #24, Nashville, Tennessee 37221.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other

utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Manor Condominiums of record in Book 5520, Page 203, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5520, Page 254 and Instrument No. 20081217-0120696, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 110 Bellevue Road #24, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 20TH DAY OF NOVEMBER, 2020.

Marcia A Maurer by Yvette Attorney-in-Fact

Marcia A. Maurer by Yvette Meldrum, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Marcia A. Maurer, unmarried, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Marcia A. Maurer, unmarried, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 20th day of November, 2020.

Notary Public
My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum, 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: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County