Karen Johnson Davidson County
Batch# 556637 DEEDWARR
01/19/2021 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $660.45
20210119-0008126

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131790**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $178,500.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2021. Notary Public My Commission Expires: 11-17-2024

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Donna Smith 214 Old Hickory Blvd Apt 172 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 04 0A 172.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph A. Spatola Sr. and Carolann Spatola, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna Karen Smith, a single woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 172, Belle Forest Condominium Apartments Condominiums, as established under Master Deed of record in Book 5200, Page 167, as amended in Book 6082, Page 866, Book 6896, Page 144, Book 7886, Page 939, Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Joseph A. Spatola, Sr. and Carolann Spatola, husband and wife, from Aaron Kelly, unmarried, of record in Instrument No. 20151230-0130834, Register's Office for Davidson County, Tennessee, dated December 26, 2015 and recorded December 30, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Forest Condominium Apartments, as recorded in Plat Book 5200, Page(s) 167.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Forest Condominium Apartments of record in Book 5438, Page 699, as amended by Book 6082, Page 866, Book 6896, Page 144, Book 7886, Page 939, Instrument No (s). 20020321-0034877 and 20090819-0078072; also subject to easements, rights and interests 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 building thereon.

Easement recorded in Book 5074, Page 945.

Easement for Construction and Drainage, recorded in Book 7957, Page 145.

Easement for Public Utilities, recorded in Book 8019, Page 126.

Easement for Sewer, recorded in Book 8248, Page 214 and Instrument No. 20000915-0091869.

Easement for Driveway and Utility, recorded in Instrument No. 20130708-0070348.

Belle Forest Condominiums Homeowners Association Leasing Rules as set forth in instrument recorded in Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446.

This is improved property located at 214 Old Hickory Blvd Apt 172 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2021.

Joseph A. Spatola Sr

Carolann Spatola

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph A. Spatola Sr and Carolann Spatola, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

