THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031218** Karen Johnson Davidson County Batch# 560182 DEEDWARR 01/25/2021 10:55:33 AM 2 pgs Fees: $13.00 Taxes $1,036.00 20210125-0010472	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 22nd day of January, 2021. Notary Public My Commission Expires: _____ HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ross Anthony Steck 7252 Highway 70 South #102 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 07 0F 097.00

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, **Dorothea R. Payne, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross Anthony Steck, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that Tract or Parcel of Land in Davidson County, Tennessee, being Lot 97, Unit 102, Bellevue Commons Townhomes, as established under Master Deed of record in Instrument No. 20000720-0071772, re-recorded at Instrument No. 20000828-0084760 and amended at Instrument No. 20060824-0104869, 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 Dorothea R. Payne, by Special Warranty Deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A., as trustee, of record in Instrument No. 20120323-0024915, in the Register's Office of Davidson County, Tennessee, dated October 13, 2011, and recorded on March 23, 2012.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bellevue Commons Townhomes Condominium of record in Instrument No. 20000720-0071772, re-recorded at Instrument No. 20000828-0084760, as amended by instrument(s) of record in Instrument No. 20060824-0104869; 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.

This is improved property located at 7252 Highway 70 South #102 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 22nd day of January, 2021.

Dorothea R. Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothea R. Payne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Public
My Commission Expires: _____

