Karen Johnson Davidson County
Batch# 560636 DEEDWARR
01/26/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20210126-0011045

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED AND FIVE THOUSAND DOLLARS ($205,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

This Instrument Prepared By:
SETH N. CLINE
COLLINS LEGAL, PLC
414 UNION STREET, SUITE 1110, NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JORDAN COX (NAME)	**NEW OWNER** (NAME)	**129150A00200CO**
21 VAUGHN'S GAP, UNIT 2 NASHVILLE, TENNESSEE 37205 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of August, 2020, the undersigned, **BENJAMIN ZULFER III, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JORDAN COX, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY**, having an address of **21 VAUGHN'S GAP, UNIT 2, NASHVILLE, TENNESSEE 37205** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 of Belle Meade Highlands Condominium, of record in Book 7091, Page 302, amended at Instrument No. 20080424-0042111 and as set forth in Exhibit A-2 of said Master Deed, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin Zulfer, III, unmarried, by Quitclaim Deed from William M. Galavin, Trustee of the William M. Galavin Revocable Living Trust u/a/d 7/9/1997, of record in Instrument No. 20161104-0117286, in the Register's Office of Davidson County, Tennessee, dated October 18, 2016, and recorded on November 04, 2016.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. The By-Laws of the Belle Meade Highlands Condominium Association, Inc., of record in Instrument No. 20071025-0126213, Register's Office for Davidson County, Tennessee.
2. The restrictive covenants contained in the Master Deed Establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, as amended by Instrument No. 20080424-004211, Register's Office for Davidson County, Tennessee.

3. The Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4816, Page 427 and Book 4881, Page 710, Register's Office for Davidson County, Tennessee.
4. Any and all visible easements lying on or across the property.
5. Rights or claims of parties in possession not shown by the public records.
6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
7. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 22 day of January, 2021.

GRANTOR: BENJAMIN ZULFER III

STATE OF South Carolina)
COUNTY OF Florence)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BENJAMIN ZULFER III**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22 day of January, 2021.

Notary Public

12/01/2025
My Commission Expires

TARSHA JACKSON
NOTARY PUBLIC
My Comm. Exp. Dec 1, 2025
STATE OF SOUTH CAROLINA

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

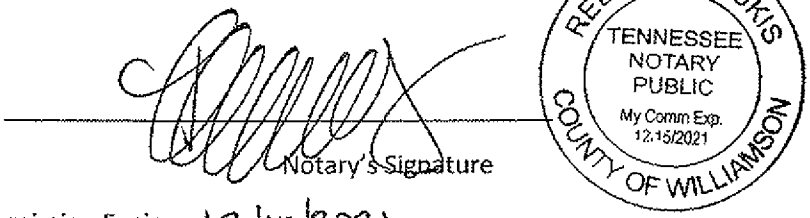


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021