Karen Johnson Davidson County
Batch# 562578 DEEDWARR
01/27/2021 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210127-0012186

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

CHARLES D LIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

J-SB-AR-21-813

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Collins	American Pacific Mortgage Corp.	
(NAME)	(NAME)	**142-06-0C-049.00-CO**
813 Bellevue Rd	3000 Lava Ridge Ct., ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MCLEOD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL COLLINS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the Plan of Doral Country Condominiums, Section 6, as of record in Plat Book 5200, Page 32, being Unit No. 7-A on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Donal Country Villa Condominiums, Section 6, as of record in Book 5260, Page 767 and rerecorded in Book 5260, Page 817, and amended of instrument of record in Book 5260, Page 769, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to McLeod Properties, LLC by Warranty deed from Patricia A. Armstrong, married of record in Instrument No. 20201026-0123971 Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on October 26, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 32, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5011, Page 429, as amended in Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Recreational Center Plan of record in Plat Book 4885, Page 142, Register's Office for Davidson County, Tennessee.
- Conveyance of Recreational Center to HOA of record in Book 5400, Page 89, Register's Office for Davidson County, Tennessee, as clarified by Instrument of Clarification (Owners Certificate), of Recreation Area to be common open space, of record in Instrument No. 20060320-0031820, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **813 Bellevue Rd, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF JANUARY, 2021.

McLeod Properties, LLC

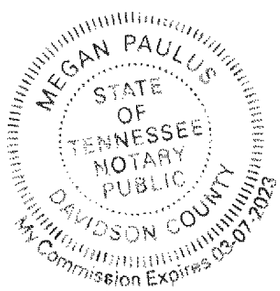
BY: _____
Terry Sanderson
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY SANDERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MCLEOD PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of January, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

