BOX 10-A ①

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $368,000.00.

Affiant

Subscribed and sworn to me this 23rd day of February, 2021.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 576385 DEEDWARR
02/24/2021 11:06:17 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60

20210224-0022874

OLD KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34309

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jordan Mauney 7378 Old Harding Pike Nashville, TN 37221	NEW OWNER	142-10-0E-027.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nicole S. Stewart and Matthew T. Stewart, wife and husband**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Jordan Mauney, a single person**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 27 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Nicole S. Stewart and Matthew T. Stewart, wife and husband, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record on January 27, 2017 as Instrument No. 20170127-0009135, Register's Office for Davidson, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on plats of record in Instrument No(s). 20160101-0000543, 20160912-0095854, and 20170418-0037989, Register's Office for Davidson County, Tennessee. Said plats show an Owners Certificate, certain notes, easements, and setback lines.

3. Declaration of Covenants, Conditions, Restrictions, By-Laws, HOA Charter, and Attorney's Certificate contained in an instrument of record in Instrument No. 20160108-0001959, supplemented and amended by instrument of record in Instrument No. 20160926-0101494, and corrected by instrument of record as Instrument No. 20161025-0112596, and further supplemented by instrument of record as Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee.
4. Charter of Bellevue Station Homeowners' Association, Inc., of record in Instrument No. 20160308-0022218, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants of Storm Water Facilities and System, of record in Instrument No. 20150922-0096094 and Instrument No. 20151001-0099985, Register's Office for Davidson County, Tennessee.
6. Rights of ingress and egress of the general public to the DeMoss Family Cemetery as shown on plats of record in Instrument No(s). 20160101-0000543, 20160912-0095854, and 20170418-0037989, Register's Office for Davidson County, Tennessee.
7. Right-of-Way Agreement for Public Road, of record in Book 2086, page 272, Register's Office for Davidson County, Tennessee.
8. Sewer Line Easement of record in Book 4613, page 509, Register's Office for Davidson County, Tennessee.
9. The provisions of the Tennessee Horizontal Property Act in T.C.A. Section 66-27-101, et. seq.
10. The rights of others in and to the common areas.
11. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at ***7378 Old Harding Pike, Nashville, TN 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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 23 day of February, 2021.

Nicole S. Stewart

Matthew T. Stewart

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Nicole S. Stewart and Matthew T. Stewart to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 23rd day of February, 2021.

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9-13-2021