WARRANTY DEED

Karen Johnson Davidson County
Batch# 577927 DEEDWARR
02/24/2021 03:33:30 PM 2 pgs
Fees: $13.00 Taxes: $662.30
20210224-0023365

O-SB-P-21-110-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA R PARK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2024

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)
John Paul Penrod	Everett Financial, Inc. d/b/a Supreme Lending	
(NAME) **110 Bellevue Rd #6**	(NAME) 14801 Quorum Drive, Suite 300	**142-15-0A-006.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Dallas, TX 75254	
(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, **DOUG HESCHE, A MARRIED MAN AND WALTER M. ROBB, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PAUL PENROD, A SINGLE MAN,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 as specified on the Plat shown in Master Deed on the Plan of Bellevue Manor Condominiums, First Revision, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for the First Revision of Bellevue Manor Condominiums, of record in Book 5520, page 203, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws of record in Book 5520, page 254, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Bellevue Manor Condominiums of record in Book 5200, page 216 and Book 5200, page 231, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Doug Hesche and Walter Robb, tenants in Common by Warranty deed from Amber N. Smith Hitch, married of record in Instrument No. 20160615-0060692 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 15, 2016.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR, DOUG HESCHE.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Manor Condominiums of record in Book 5520, Page 203, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5520, Page 254 and Instrument No. 20081217-0120696, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **110 Bellevue Rd #6, 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 19 DAY OF FEBRUARY, 2021.

Doug Hesche by Brian Mitchell Attorney In Fact

Doug Hesche

Walter M. Robb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOUG HESCHE, and who acknowledged he/she/they executed the same as the free act and deed of the said DOUG HESCHE.

Witness my hand and official seal, this the 19th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER M. ROBB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY