WARRANTY DEED

Karen Johnson Davidson County
Batch# 580801 **DEEDWARR**
03/01/2021 01:33:39 PM 2 pgs
Fees: $13.00 Taxes: $952.75

20210301-0025618

MJ-SB-VRES-21-606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-8-2021

(AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-8-2021

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)
Michael Fussell	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	
2450 Victoria Ave.	**6850 Miller Rd.**	**094-01-0-282.00**
(ADDRESS)	(ADDRESS)	
San Luis Obispo, CA 93401	**Brecksville, OH 44141**	
(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, **NEILL A. BELK, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL FUSSELL,** 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:

That certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the East part of Lot No. 416 on the map of Edgefield Land Company's 4th Subdivision, of record in Plat Book 57, Page 153, Register's Office for Davidson County, Tennessee. A part of an alley in the rear of Lot No. 416, which was closed by City Ordinance No. 57-517 of the ordinances of the city of Nashville; and a part of a reserved strip lying East of Lot No. 416 and East of said alley, as shown on the plan of Shelby Village No. 2 of record in Plat Book 1835, Page 48, said Register's Office, and described according to a survey dated September 3, 1960 by Hal R. Swan, Jr., Surveyor as follows:

Beginning at a point in the present West margin of Village Court, at an iron pin opposite the Easterly corner of Lots No. 415 and 416 of said Edgefield Land Company's Subdivision; thence Westerly along the line of said Lots, if extended, and along said line, 125.6 feet to an iron pin the West margin of Village Court; thence with the margin of the same, Northerly 50 feet to the point of the beginning.

Being the same property conveyed to Neill A. Belk, an unmarried person by Warranty deed from Tyler J. Scott, a single man of record in Instrument No. 20160422-0039501 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on April 22, 2016.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 57, Page 153 and in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 Village Court, Nashville, Tennessee 37206**.

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 17TH DAY OF FEBRUARY, 2021.

Neill A. Belk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEILL A. BELK, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2021.

Notary Public
My Commission Expires: 08/12/2025
(SEAL)

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