Karen Johnson Davidson County
Batch# 585364 DEEDWARR
03/05/2021 12:23:30 PM 2 pgs
Fees: $13.00 Taxes: $1,609.13
20210305-0029284

Name and Address of New Owner:
Sarah O'Toole
1209 Nations Drive
Nashville, TN 37209

Send Tax Bills To:
Sarah O'Toole
SAME

This Instrument Prepared By:
Regina V. Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091062J00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1211 57th Avenue T.O. LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah O'Toole,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 6, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Treaty Oaks Cottages Phase II, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 201902280018401, Register's Office for Davidson County, Tennessee, as amended in Instrument Nos. 201904040030656 and 202009040101333, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to 1211 57th Avenue T.O. LLC by Special Warranty Deed from Michael R. Weimann, recorded on October 6, 2017, of record in Instrument No. 20171006-0102963, Register's Office for Davidson County, TN.
>
> THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
>
> Any governmental zoning and subdivision ordinances or regulations in effect thereon.
>
> All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.
>
> The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of February, 2021.

1211 57th Avenue T.O. LLC, a Limited Liability Company

By:_____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ of the state and county mentioned, personally appeared John A. Bell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 1211 57th Avenue T.O. LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in _____, this 26th day of February, 2021.

Regina V. Sullo
Notary Signature

REGINA V. SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

My commission expires: 11-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $434,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John A Bell Jr.
(Affiant)

Sworn to and subscribed before me this 26th day of February, 2021.

Regina V. Sullo
Notary Public

REGINA V. SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

My commission expires: 11-8-22

File No. 2021-2149

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Deliana Lowhon, a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELIANA LOWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

202103050029284