Karen Johnson Davidson County
Batch# 588464 DEEDWARR
03/10/2021 08:22:48 AM 2 pgs
Fees: $13.00 Taxes: $1,949.90
20210310-0031131

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $627,000.00.

Melanie Perkins
Affiant

Subscribed and sworn to before me, this 25th day of February, 2021.

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melanie Perkins 4400 Belmont Park Terrace Apt 200 Nashville TN 37215	New Owner	Tax Parcel ID No. 131 03 0C 200.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Albert Sturgeon III and JoEllen Sturgeon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melanie Perkins, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 200 on the Plan of Section Seven, Arden Place, of record in Plat Book 4955, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Albert Sturgeon III and JoEllen Sturgeon, husband and wife, by Warranty Deed from Michael Shawn McSpadden, unmarried, of record in Instrument No. 20190712-0068176, Register's Office for Davidson County, Tennessee, dated July 09, 2019 and recorded on July 12, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seven Arden Place, as recorded in Plat Book 4955, Page(s) 90.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455; Supplementary Declaration recorded in Book 4819, Page 564; Book 4916, Page 277; Book 5019, Page 942; Book 5091, Page 66; Book 5129, Page 120; Book 5163, Page 384; Book 5231, Page 375; Book 5351, Page 592 and Book 5514, Page 636; Amendment recorded in Instrument No(s). 20070816-0098235; 20140801-0069316 and 20171017-0106296.

Return to:
Realty Title and Escrow, LLC
7012 21st Avenue South

Matters as shown in the Declaration of Boundary Line of record in Book 8813, Page 398.

This is improved property located at 4400 Belmont Park Terrace Apt 200 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2021.

Albert Sturgeon III

JoEllen Sturgeon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Albert Sturgeon III and JoEllen Sturgeon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2021.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024