Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210333663

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $451,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2021.

Notary Public
My Commission Expires: 05/03/2021

M ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 593539 DEEDWARR
03/17/2021 10:44:43 AM 2 pgs
Fees: $13.00 Taxes: $1,668.70

20210317-0035179

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Steven Heiser and Meredith Hunt Heiser 1501 Bellafonte Ct Nashville TN 37221	New Owner	Tax Parcel ID No. 155-16-0A-327.00-CO

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, **Kelly Mechelle Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Steven Heiser and Meredith Hunt Heiser, husband and wife,** ("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 Lot No. 4 on the Plan of Traceside, Section Nine of record in Plat at Instrument No. 20000103-0000455, 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 Kelly Mechelle Smith by Warranty deed from Benjamin J. Johnston, unmarried and Emily Katherine Rhodes, unmarried of record in Instrument No. 20091027-0099083 Register's Office for Davidson County, Tennessee, dated October 27, 2009 and recorded on October 27, 2009.

The execution of this instrument is effected by the signature of Kelly Mechelle Smith as Attorney-in-fact for Michael Todd Osborne, which Power of Attorney is recorded in Instrument Number 20210317-0035178 in said Register's office.

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.

Taxes for the year 2021, a lien not yet due and payable.

All matters shown on Plat recorded in Instrument Nos. 20000103-0000455 and 20000103-0000456, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9236, Page 504, amended in Book 9435, Page 493, and Book 9677, Page 675, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Traceside Homeowner's Association, Inc. of record in Instrument No. 20000329-0031447, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 10053, Page 235, Register's Office for Davidson County, Tennessee.

Landscape Easement of record in Book 10355, Page 859, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1501 Bellafonte Ct Nashville TN 37221

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 16th day of March, 2021.

Kelly Mechelle Smith
Kelly Mechelle Smith

Michael Todd Osborne by Kelly Mechelle Smith, attorney in fact
Michael Todd Osborne by Kelly Mechele Smith, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Mechelle Smith, 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 16th day of March, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Mechelle Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Michael Todd Osborne and that she is authorized by Michael Todd Osborne to execute this instrument on their behalf.

WITNESS my hand, at office, this 16th day of March, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022