Karen Johnson Davidson County
Batch# 600335 DEEDWARR
03/25/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $893.55
20210325-0039530

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333669**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $241,500.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2021. Notary Public My Commission Expires: 4-17-2021

DOLORES E. BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-17-2023

WARRANTY DEED

Address New Owner: Mollie Cunningham 2723 Linmar Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 14 0D 023.00

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, **Sarah Blevins, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mollie Kate Cunningham, 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 Unit 23 (erroneously referred to as Unit 2723), together with the appurtenant interest in the common elements of Linmar Place III, a horizontal property regime established by Master Deed, of record in Book 7887, Page 558, and amendment to By-Laws in Book 8103, Page 984 and Instrument No. 20160511-0046956, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Sarah E. Belcher, unmarried, by Warranty Deed from Jennifer Gearhart, unmarried, of record in Instrument No. 20060404-0038511, in the Register's Office of Davidson County, Tennessee, dated March 30, 2006 and recorded on April 4, 2006.

Sarah E. Belcher is n/k/a Sarah Blevins. Chris Blevins joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Sarah E. Belcher, n/k/a Sarah Blevins.

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 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Linmar Place III Condominium of record in Book 7887, Page 558, as amended by instrument(s) of record in Book 8103, Page 984 and Instrument No. 20160511-0046956; also subject to easements, rights and interests 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 building thereon.

Easement for Utility, recorded in Book 4740, Page 21.

Easement for Transmission and Sanitary Sewers, recorded in Book 4844, Page 611.

This is improved property located at 2723 Linmar Avenue 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 24th day of March, 2021.

Sarah Blevins
Sarah Blevins

Chris Blevins by Sarah Blevins as Attorney-in-fact as Attorney in Fact
Chris Blevins by Sarah Blevins as 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, Sarah Blevins, 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 Chris Blevins and that she is authorized by Chris Blevins to execute this instrument on his behalf.

Witness my hand, at office, this 24th day of March, 2021.

Kate Rosenthal
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Gebhart

Jessica Gebhart

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Jessica Gebhart** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M. Jones
My Commission Expires:

SEAL

