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

CRT File No. 210333815

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $369,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2021.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 613927 DEEDWARR
04/13/2021 11:26:45 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20210413-0049072

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sam T. Lazzaro 710 Bellevue Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 10 0E 016.00

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, **Ryan T. Ackerman, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sam T. Lazzaro**, ("Grantees"), heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 16 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, Phase Two, as of record in Instrument No. 20160926-0101494, corrected in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Ryan T. Ackerman, an unmarried man, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20180118-0005215, in the Register's Office of Davidson County, Tennessee, dated January 12, 2018 and recorded on January 18, 2018. Victoria G. Ackerman joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as Spouse of Ryan T. Ackerman.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision Plat Lot 2 Bellevue Station Inst. No. 20160104-0000548, as recorded in Instrument No. 20160912-0095854.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160108-0001959, Supplemental Declaration recorded in Instrument No. 20160926-0101494 and Scrivener's Affidavit recorded in Instrument No. 20161025-0112596.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151001-0099985.

Easement for Right of Way, recorded in Book 2086, Page 272.

Easement for Sewer Line, recorded in Book 4613, Page 509.

This is improved property located at 710 Bellevue Road 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 9th day of April, 2021.

Ryan T. Ackerman

Victoria G. Ackerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan T. Ackerman and Victoria G. Ackerman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2021.

Notary Public
My Commission Expires: _____

