WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.8-21
(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Bolick	New owner	Parcel ID: 051-10-0E-019.00-CO
(NAME) 809 Lewis Ct	(NAME)	
(ADDRESS) Madison , TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sheila Darlene Light Belcher, Individually, and as the Sole Heir-At-Law of Pauline Light A/K/A Pauline Vetetoe Light, a married woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly Bolick, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. 19 of OAKLAND TRACE CONDOMINIUMS, PHASE III, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Book 7506, Page 623, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Forrest Light and Pauline Light, husband and wife, by Warranty Deed from Judy G. Bowers, unmarried, of record in Instrument No. 20031229-0183433, in the Register's Office of Davidson County, Tennessee, dated December 18, 2003 and recorded on December 29, 2003. *Forrest Lacy Light died on or about May 14, 2010, leaving Pauline Light as Surviving Tenant by The Entirety. Pauline Light A/K/A Pauline Vetetoe Light died a resident of Davidson County, Tennessee on or about February 9, 2017, leaving no probate estate, and Sheila Darlene Light Belcher as her Sole Heir-At-Law.*

Charles A. Belcher is not joining in the execution of this deed due to never residing on the above described property, therefore having no interest to convey.

Karen Johnson Davidson County
Batch# 630764 DEEDWARR
05/06/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20210506-0061189

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 809 Lewis Ct, Madison , TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of January, 2021

Sheila Darlene Light Belcher, Individually, and as the Sole Heir-at-Law, of Pauline Light A/K/A Pauline Vetetoe Light

BY: Sheila Darlene Light Belcher

Sheila Darlene Light Belcher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sheila Darlene Light Belcher, Individually, and as the Sole Heir-at-Law, of Pauline Light A/K/A Pauline Vetetoe Light, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2021.

Notary Public

My Commission Expires:

(SEAL)



True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212