39B

Karen Johnson Davidson County
Batch# 638853 DEEDWARR
05/18/2021 12:33:12 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210518-0067067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of May, 2021.

(Affix Seal) Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

2021-1812-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Heather Marie Cantrell and Spencer Mullins 7252 Highway 70 South 1405 Nashville, TN 37221	Interlinc Mortgage 5875 N Sam Houston Pkwy W, Ste 300 Houston, TX 77086	Map/Parcel 142 07 0F 074.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tyler Knight and Mary Knight, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Heather Marie Cantrell and Spencer Mullins, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74, Unit No. 1405, Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Tyler Knight and Mary Knight, husband and wife, by Warranty Deed from Roseann C. Montanary, and husband Todd Lett, dated April 30, 2017, of record in Instrument No. 20170502-0042853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2021, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7252 Highway 70 South, 1405, Nashville, TN 37221 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs

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.

Effective this 13th day of May, 2021:

Tyler Knight

Mary Knight

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of May, 2021, before me personally appeared Tyler Knight and Mary Knight, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2021.

Notary Signature
My commission expires: 11/16/2024

