Karen Johnson Davidson County
Batch# 648220 DEEDWARR
06/02/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20210602-0074083

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1614TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of May, 2021.

Notary Public

Commission Expiration:
11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brian Hendrickson and Etilcia Hendrickson 810 Bellevue Road Unit 277 Bellevue, TN 37221	SAME AS NEW OWNER.	142-06-0B-277.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Karen A. Ford, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Hendrickson and Etilcia Hendrickson, husband and wife** 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:

Property known as 810 Bellevue Road Unit 277 Bellevue, TN 37221, County of Davidson to wit;

BEING Building 50, Unit No. 277, on the plan of "Peppertree" Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 642701 et seq., and as shown on the plat of "Peppertree", Creekside Meadows Condominiums, as recorded in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Also included is an unencumbered undivided onetwo hundred and thirteenths (1/213ths) of all the general common elements as described in the Master Deed of record in Book 4834, Page 257, Register's Office for Davidson County, Tennessee, and subject to the terms, conditions, and restrictions contained therein. Garage space 277G, and the other limited common elements as provided by the Master Deed in Book 4834, Page 257, and shown on the Plan of record in Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee, are included for the exclusive use of the Grantee.

Being the same property conveyed to Karen A. Ford, unmarried by deed from Larry R. Harlan, unmarried dated 02/01/1999 filed and recorded on 02/08/1999 of record in Book 11332, Page 227, said Register's Office.

Tax Map and Parcel ID is as follows 142-06-0B-277.00CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 810 Bellevue Road Unit 277, Bellevue, 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 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 my hand this 27th day of May, 2021.

Karen A. Ford

Karen A. Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2021, before me personally appeared **Karen A. Ford**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person`s free act and deed.

Witness my hand and official seal at office this 27th day of May, 2021.

Cheryl M. Rodgers

Notary Public

Commission Expiration:
11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

LTE File No.: 21-1614TN

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

Christy M. Jones
My Commission Expires:

SEAL

