WARRANTY DEED

Karen Johnson Davidson County
Batch# 650451 DEEDWARR
06/07/2021 11:49:30 AM 2 pgs
Fees: $13.00 Taxes: $884.30
20210607-0075903

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $239,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/28/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/18/23

CECILIA KENDALL NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3834

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ruth Steele		162-12-0B-062.00-CO
1345 Bell Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Joannie L. Torio, an unmarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruth Steele

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 17-B, of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete Legal Description.

Being the same property conveyed to Arvin B. Torio and Joannie L. Torio, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20051116-0138469 Register's Office for Davidson County, Tennessee, dated November 10, 2005 and recorded on November 16, 2005.

Being the same property conveyed to Joannie L. Torio, an unmarried person by Quit Claim deed from Arvin B. Torio, an unmarried person and Joannie L. Torio, an unmarried poerson who took title as husband and wife of record in Instrument No. 20210405-0043799 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on April 05, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1345 Bell Road Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 28, 2021}.

Joannie L. Torio

STATE OF Hawaii

City **COUNTY OF** Honolulu

Personally appeared before me, a Notary Public of said County and State, Joannie L. Torio, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 28, 2021.

Notary Public

My Commission Expires: MAR 1 5 2025

Doc. Date: undated # Pages: 2

Notary Name: Amber C. Exum First Circuit

Doc. Description: Warranty Deed

Notary Signature 05/28/2021 Date

AMBER C. EXUM NOTARY 09-71 PUBLIC STATE OF HAWAII

File #: 2021-3834

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

AMBER C. EXUM NOTARY 09-71 PUBLIC STATE OF HAWAII

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY