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

CRT File No. 210635525

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 661573 DEEDWARR
06/22/2021 11:05:08 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20210622-0083973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter Mintz, Trustee Caryn Mintz, Trustee 420 Bowling Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0D-012.00 CO

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, **Ronald L. Wilson and Cinda L. Wilson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Peter Mintz and Caryn Mintz, Trustees of the Peter and Caryn Mintz Living Trust dated January 29, 2013**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A-3 as shown on the map entitled Bellwood Terrace Condominiums, of record in Plat Book 5200, pages 568-569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONALD L. WILSON AND CINDA L. WILSON, AS TENANTS IN COMMON, by deed from KAREN A. OTWELL, NKA KAREN MCAILLEY SHELL, of record in Instrument No. 20140707-0059415 , dated June 27, 2014 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 104-13-0D-012.00 CO.

Master Deed of record in Book 6100, page 177 and in Instrument No. 19991213-0302356, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, pages 568-589, said Register's Office.

This is improved property located at 420 Bowling Avenue Nashville TN 37205

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 21st day of June, 2021.

Ronald L. Wilson

Cinda L. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald L. Wilson and Cinda L. Wilson, 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 21st day of June, 2021.

Notary Public

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

My Commission Expires: _____