Karen Johnson Davidson County
Batch# 663161 DEEDWARR
06/23/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210623-0084893

When recorded, return to:
McCann and Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12529-RL-s

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STATE OF TENNESSEE
COUNTY OF Williamson

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 22 day of June, 2021.

Notary Public
My Commission Expires: 3/17/24

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Matthew Stefan Dee<br>Lisa Michelle Dee<br>3144 Lake Drive<br>Nashville, TN 37076 | Matthew Stefan Dee<br>Lisa Michelle Dee<br>3144 Lake Drive<br>Nashville, TN 37076 | 086 14 0B 066.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

**Chad Bell and Taryn Bell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**Matthew Stefan Dee and Lisa Michelle Dee, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 114 on the Plan of Revised Plat of Fleetwood Subdivision, Phase One, a Planned Unit Development, of record in Plat Book 6900, Page 465 and 466 and Boundary Plat in Plat Book 6900, Page 225, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Chad Bell and Taryn Bell, husband and wife, by Warranty Deed from Chelsea Marie Swindle, married woman of record in Instrument No. 20160705-0068464, in the Register's Office of Davidson County, Tennessee, dated June 4, 2016, and recorded on July 5, 2016.**

This is improved property located at: **3144 Lake Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 22 day of June, 2021.

GRANTOR:

Chad Bell

Taryn Bell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chad Bell and Taryn Bell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of June, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

# True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021