This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12723-LV

Karen Johnson Davidson County
Batch# 675989 DEEDWARR
07/13/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20210713-0094219

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $223,000.00.

Dawn D Chase
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2021.

Laura Elizabeth Mathis
Notary Public
My Commission Expires: 3-13-22

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bella Paddock 1037 Capital Funds Ct Nashville, TN 37217	New Owner	135 10 0E 027.00

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, **Christopher Minor**, a single man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bella Paddock**, 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:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 27, along with the appurtenant interest in the common elements, of Ransom Park Villas, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions establishing Ransom Park Villas, a planned unit development, of record in Instrument No. 20130711-0072001 ; as amended in Instrument No. 20130719-0074970; Instrument No. 20140703-0058673; Instrument No. 20150619-0058800; and Instrument No.20160811-0083641, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site-plan of Ransom Park Villas, attached as Exhibit to said Declaration, as amended The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Ransom Park Villas provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Comment Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Christopher Minor, a single man, by Warranty Deed from Debra Smith, an unmarried woman, of record in Instrument No. 20191122-0121081, in the Register's Office of Davidson County, Tennessee, dated November 12, 2019 and recorded on November 22, 2019. Also see an Affidavit of Scrivener's Error is recorded in Instrument No. 20191227-0133734, Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1037 Capital Funds Court, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 ~~30th day~~ 8th July CM of ~~June~~, 2021.

GRANTOR:

Christopher Minor

STATE OF ~~TENNESSEE~~ FL SR
COUNTY OF Bay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Minor, 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 ~~30th~~ 8th day of ~~June~~ July 8th, 2021.

Notary Public
My Commission expires: May 26, 2025

SHEREE N. NOLES
Commission # HH 101762
Expires May 26, 2025
Bonded Thru Budget Notary Services

202107130094219

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 8, 2021**.

Date

Tonya Loftin
Affiant Signature

July 12, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)