This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $800,000.00.

Affiant

Subscribed and sworn before me this the 12th day of May, 2021.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Helen Debellis 534 28th Ave N Nashville, TN 37209	HELEN DEBELLIS 107 HILLSBORO BLVD MANCHESTER, TN 37355	092-10-0G 006.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILY STEWART,A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HELEN DEBELLIS, AN INDIVIDUAL, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 6, Homes at 2720 Delaware, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170830-0089367, as amended by First Amendment of record in Instrument No. 20190226-0017401, and Second Amendment of record in Instrument No. 20190304-0019721, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as "Exhibit 1" to said First Amendment, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Stewart, a single woman, by Warranty Deed from Build Nashville, LLC, dated 03/08/2019, of record in Instrument No. 20190312-0022472, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Build Nashville, LLC, by Warranty Deed from Douglas Betty and Laura Betty, dated 06/09/2019, of record in Instrument No. 20160609-0058627; Quitclaim Deed from Michael Thomas Baker and Wendy Pais Baker, dated 06/30/2017, of record in Instrument No. 20170630-0065814; and Quitclaim Deed of Consolidation from Build Nashville, LLC, as recorded on 08/25/2017 in Instrument No. 20170825-0087732, all in the Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 534 28th Ave N, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 676712 DEEDWARR
07/14/2021 11:07:49 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20210714-0094634

Witness my hand this the day of _____May, 2021.

Emily Stewart

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Emily Stewart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2021.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY