WARRANTY DEED

Karen Johnson Davidson County
Batch# 676908 DEEDWARR
07/14/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210714-0094898

G-SB-VRES-21-7252-706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/24/25
(AFFIX SEAL)

ELIZABETH PASCHALL WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Katherine Reynolds	Citizens Bank	
(NAME) **7252 Highway 70 S #706**	(NAME) One Citizens Plaza	**142-07-0F-028.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Providence, RI 02903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JEREMY E. LEHMAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE REYNOLDS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28, Unit No. 706 on the Plan of Bellevue Commons Townhomes, a Planned Unit Development established under the property provisions of the Tennessee Horizontal Property Regime Act, and set out in Exhibit "A" of the Master Deed and By Laws of record in Instrument No. 20000720-0071772 and re-recorded in Instrument No. 20000828-0084760, as amended in instrument number 20060824-0104868, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy E. Lehman, an unmarried man by Warranty deed from Suzanne MacKilop, unmarried of record in Instrument No. 20131008-0105539 Register's Office for Davidson County, Tennessee, dated October 07, 2013 and recorded on October 08, 2013.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, re-recorded as Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869 , Register's Office for Davidson County, Tennessee.
- Charter of Bellevue Commons Homeowners Association of record in Instrument Number 20000720-0071771, Instrument No. 20000915-0091868, and Instrument No. 20001009-0100204, in the Register's Office for Davidson County, Tennessee.
- Ingress egress easement of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5202, Page 736, Page 5202, Page 732, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee.
- Storm drainage of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20000616-0060368, in the Register's Office for Davidson County, Tennessee.
- Right-Of-Way Deed for Highway Purposes of record in Book 5024, Page 458, in the Register's Office for Davidson County, Tennessee.
- Any utility easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **7252 Highway 70 S #706, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF JULY, 2021.

_____
Jeremy E. Lehman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY E. LEHMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Robin B. White, 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 executed and authenticated according to law on July 12, 2021.

Signature

State of Tennessee

County of Williamson

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

Notary

My Commission Expires: 5/24/25

WILLIAMSON COUNTY
ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC