Karen Johnson Davidson County
Batch# 683065 DEEDWARR
07/26/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210726-0099696

Name and Address of New Owner:
Logan M. Woodside and Desirae Woodside
7380 Old Harding Pike
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 142100E02600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sara Hollmann Learned FKA Sara E. Hollmann**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Logan M. Woodside and Desirae Woodside, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Unit 26 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Sara E. Hollmann, an unmarried woman by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company dated January 25th 2017 and recorded February 7th 2017 of record in Instrument No. 20170207-0012931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 7380 Old Harding Pike, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2021.

Sara H. Learned (SEAL)
Sara Hollmann Learned

STATE OF California
COUNTY OF Orange

On this 14th day of May, 2021, before me personally appeared Sara Hollmann Learned, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2021.

Notary Signature
My commission expires: 8.20.23

JENNIFER J. DEWITT
COMM. #2298483
Notary Public - California
Orange County
My Comm. Expires Aug. 20, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of May, 2021.

Notary Public
My commission expires: 11.8.21
File No. 21-1984

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/14/21 (date of document).

Connie Taylor
Affiant Signature

7/22/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

