WARRANTY DEED

Karen Johnson Davidson County
Batch# 686601 **DEEDWARR**
07/29/2021 02:30:36 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210729-0102336

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2021.

Katie Vincent
Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan David Fisher Carla Marie Elliott	NEW OWNER	05308007500
(NAME) 2400 Elliott Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, we **Ashley Belcher and Justin Belcher, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jonathan David Fisher, a single man and Carla Marie Elliott, a married woman, tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 1, Block No. 3 Plan of Dabbs and Elliot's subdivision No. 1 at Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee

Said Lot No. 1 fronts 50 feet on the Southerly side of Elliot Avenue and runs back between parallel lines along the easterly margin of 24 street 100 feet to a dead line.

Being the same property conveyed to Ashley Bush and Justin Belcher, wife and husband by Warranty Deed from Judy Desiree Houghton, unmarried, dated 11/16/2017 and recorded 11/27/2017, of record in Instrument 201711270120411, Register's Office for Davidson County, Tennessee.

The said Ashley Bush is now known as Ashley Belcher, being one and the same person.

This conveyance is subject to the following: All matters shown on the plat of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 1266859
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-VRES-212400

unimproved ☐

This is improved ☒ 2400 Elliott Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 23rd day of July, 2021.

Justin Belcher

Ashley Belcher

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justin Belcher and Ashley Belcher**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of June, 2021.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1266859
Warranty Deed TN