Karen Johnson Davidson County
Batch# 688015 DEEDWARR
07/30/2021 03:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,587.68
20210730-0103037

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,103.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/22

(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-10749-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Madeline Grace Rains	Same	131030B18100CO
(NAME)	(NAME)	
4400 Belmont Park Terrace Unit 181		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Nine Thousand One Hundred Three And No/100 Dollars ($429,103.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DOUGLAS BETTY AND LAURA R. BETTY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADELINE GRACE RAINS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Building Site No. 181 on the Plan of Arden Place, Section I, a condominium, of record in Plat Book 4955, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property; together with one membership in Arden Place Homeowner's Association, Inc., and all obligations and privileges thereunto belonging or in anywise appertaining to said

membership.

Being the same property conveyed to Douglas E. Betty and Laura R. Betty, husband and wife, by Warranty Deed from Jennifer A. Shirley and Anthony C. Alcantara, of record in Instrument Number 20210527-0071914, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4400 Belmont Park Terrace Unit 181, Nashville, TN 37215
(House No.) (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 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. 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 our hands this 29 day of July 2021.

Douglas Betty

Laura R. Betty

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of July 2021, before me personally appeared **Douglas Betty and Laura R. Betty**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 29 day of July 2021.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 7/29/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 1/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY