Karen Johnson Davidson County
Batch# 689104 DEEDWARR
08/03/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20210803-0103853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8.20.2023

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-BC-21-1205

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)
Callie Thomason French and Holly Thomason French	**Bell Bank, a Corporation**	
(NAME) **1205 Bellshire Drive**	(NAME) **3100 13th Avenue South**	**041-15-0-052.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Fargo, ND 58103**	
(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, **ANTHONY V. FIACCO, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALLIE THOMASON FRENCH AND HOLLY THOMASON FRENCH, MARRIED TO EACH OTHER,** 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. 301 on the Plan of Plan of Bellshire Estates, Section "A" of record in Plat Book 2331, Page 115 and 116, in the Register's Office for said County, described as follows:

Beginning on the southerly margin of Bellshire Drive at the corner of Lots Nos. 301 and 303, thence with the line between said two lots southerly 282.3 feet; thence south 76 Degrees 13 Minutes east 22 feet; thence, north 10 Degrees 35 Seconds east 4 feet; thence south 77 Degrees 35 Minutes east 167.3 feet; thence north 10 Degrees 34 Minutes east 286 feet to the southerly margin of Bellshire Drive; thence, with the same, westerly 188 feet to the beginning.

Being the same property conveyed to Anthony V. Fiacco, an unmarried man by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20160415-0036317 Register's Office for Davidson County, Tennessee, dated April 13, 2016 and recorded on April 15, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 115 and 116, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2538, Page 193, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Bellshire Drive, Nashville, Tennessee 37207**.

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 30th DAY OF JULY, 2021.

Anthony V. Fiacco by Adam Jefferson, his attorney in fact

Anthony V. Fiacco by Adam Jefferson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANTHONY V. FIACCO, and who acknowledged he/she/they executed the same as the free act and deed of the said ANTHONY V. FIACCO.

Witness my hand and official seal, this the 30th of July, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 July 30, 2021 (date of document).

Affiant Signature

August 2, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 2 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

