Karen Johnson Davidson County
Batch# 691469 DEEDWARR
08/05/2021 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210805-0105567

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 36431-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 2nd day of August, 2021. Notary Public My Commission Expires: May 7, 2024 Andrew Suzore State of Tennessee Notary Public Davidson County

WARRANTY DEED

Address New Owner: Scott R Young, Emma Young 116 Harding Place, #C-3 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130010A01900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann M. Taormina**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott R Young and Emma Young**, husband and wife, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 116 Harding Place, #C-3, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This property has never served as the marital residence of Grantor

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

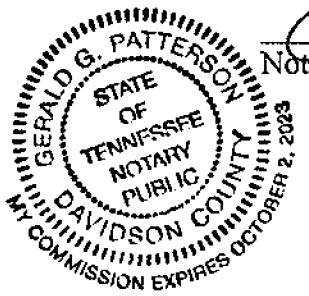
IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of August, 2021.

Ann M. Taormina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann M. Taormina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2021.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-3 on the Plan of Belle Meade Terrace Condominiums, as of record in Book 5200, Pages 325 Thru 329, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann M. Taormina, unmarried, by Warranty Deed from Michael John Nieves, unmarried, of record in Instrument No. 20010213-0014065, in the Register's Office of Davidson County, Tennessee, dated February 13, 2001 and recorded on February 13, 2001.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Meade Terrace Condominiums, of record in Book 5730, page 27, as amended by Restated Master Deed in Book 6015, page 94, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Plat Book 5200, pages 325-329, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewer of record in Book 4651, page 912, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4846, page 737, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 11032, page 431, Register's Office for Davidson County, Tennessee.
8. Belle Meade Terrace Homeowner's Association, Inc., Rule Regarding Enforcement of Governing Documents recorded in Instrument No. 20180425-0038960, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, Carla Ikard, 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 Aug. 02, 2021 (date of document).

Carla Ikard
Affiant Signature

Aug. 04, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

