2021-729

WARRANTY DEED

Karen Johnson Davidson County
Batch# 693813 DEEDWARR
08/10/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210810-0107513

B-TAR-21-7621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 2, 2022

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
Erin D. Coleman	CAPSTAR BANK	
(NAME)	(NAME)	**142-10-0E-060.00-CO**
7621 Veranda Ct	2002 RICHARD JONES RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	NASHVILLE TN 37215	
(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, **JACLYN PORTIS, MARRIED AND ELAINE SIEMONS AND ROBERT MICHAEL SIEMONS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN D. COLEMAN, A SINGLE WOMAN,** 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 Unit No. 60, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, Phase Two, as of record in instrument No. 20160108-0001959, Supplemented in Instrument No. 20160926-0101494, corrected by Scrivener's Affidavit in Instrument No. 20161025-0112596, 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 Jaclyn E. Siemons, a single woman and Elaine Siemons and Robert Michael Siemons, wife and husband by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20171206-0124597, Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 06, 2017. Jaclyn E. Siemons, having since married is now known as Jaclyn Portis. Her spouse, Reed Portis joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20160912-0095854 and Instrument Number 201601040000543, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160108-0001959, Supplemented in 20160926-0101494, Supplement corrected in 20161025-0112596 and Supplemented in 20170427-0041683, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 201603080022218, in the Register's Office for Davidson County, Tennessee.
- Underground telephone cable easement of record in Book 4475, Page 757, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer line of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 738, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151001-0099985, in the Register's Office for Davidson County, Tennessee.
- Possible right of C. S. X. Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7621 Veranda Ct, Nashville, Tennessee 37221**.

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 4th DAY OF AUGUST, 2021.

Jaclyn Portis

Elaine Siemons by Jaclyn Portis, attorney in fact

Elaine Siemons by Jaclyn Portis, Attorney in Fact

Robert Michael Siemons by Jaclyn Portis, attorney in fact

Robert Michael Siemons by Jaclyn Portis, Attorney in Fact

Reed Portis by Jaclyn Portis, attorney in fact

Reed Portis by Jaclyn Portis, 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, JACLYN PORTIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/25/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACLYN PORTIS, 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 ELAINE SIEMONS AND ROBERT MICHAEL SIEMONS AND REED PORTIS, and who acknowledged he/she/they executed the same as the free act and deed of the said ELAINE SIEMONS AND ROBERT MICHAEL SIEMONS AND REED PORTIS.

Witness my hand and official seal, this the 4th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/25/2025
DAVIDSON COUNTY

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

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law on August 3, 2021.

Quin Evans Segall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

