This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13258-AP

Karen Johnson Davidson County
Batch# 698950 DEEDWARR
08/17/2021 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210817-0111206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021.

JASMYN HOWSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

J Howse
Notary Public
My Commission Expires: 5/5/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hunter Hardy 7617 Veranda Court Nashville, TN 37221	Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226	142-10-0E-062-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kimberly E. Usher, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hunter Hardy, a single man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit 62, together with the appurtenant common elements of Bellevue Station, Phase 2, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restriction for Bellevue Station, a horizontal property regime with private elements, of record in Instrument No. 20160108-0001959; as amended and supplemented in Instrument No. 20160926-0101494; as corrected in Instrument No. 20161025-0112596; and as further amended and supplemented in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Bellevue Station provided in said Declaration, as amended and supplemented, together with the By-Laws appended thereto, the Site Plan of Bellevue Station, Phase 2, attached as exhibit to said Declaration, as amended and supplemented, together with the boundary plat of record in Instrument No. 20170418-0037989, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Kimberly E. Usher, an unmarried woman by Warranty Deed from Parkside Builders, LLC, a Tennessee liability company, dated August 29, 2017, recorded August 30, 2017, of record in Instrument No. 20170830-0089324, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7617 Veranda Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 13th day of August, 2021.

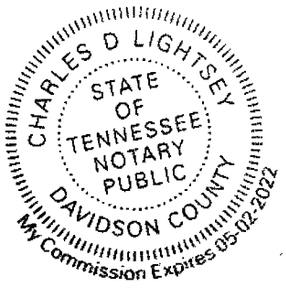
GRANTOR:

Kimberly E. Usher
Kimberly E. Usher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly E. Usher, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2021.



Notary Public
My Commission expires: 5/2/22

202108170111206

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/17/2021 (date ~~of document~~).

Affiant Signature

08/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025