Karen Johnson Davidson County
Batch# 702217 DEEDWARR
08/20/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.44
20210820-0113166

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Record & Return:
Midtown Title of Murfreesboro
262 Robert Rose Dr, Ste 101
Murfreesboro, Tn 37129
2-13368-LM

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Sarah J. Liang 7252 Highway 70 South Nashville, TN 37221	First Horizon Bank 12719 Cantrell Rd. Little Rock, AR 72223	142-07-0F-021-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Formosa and wife, Brook Formosa**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Sarah J. Liang, single woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Lot 21, Unit No. 505**, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq. as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to James Formosa, an unmarried man, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, of record on June 14, 2001, at Instrument No. 20010614-0063225, Davidson County Register of Deeds.

This is property commonly known as 7252 Highway 70 South Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 20th **day of August, 2021:**

James Formosa

Brooke Formosa

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Formosa and Brooke Formosa,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of August, 2021:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$344,985.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, ~~THIS~~ 20th DAY OF August, 2021.

Notary Public

My Commission Expires: 1-30-2024

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

Certificate of Authenticity

I, Loren Manderson, do hereby make oath that I am 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 8-20-2021.

Affiant Signature

8-20-21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20 day of August, 2021..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

