Karen Johnson Davidson County
Batch# 705374 DEEDWARR
08/26/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20210826-0115330

When recorded, return to:
Escrow Services of TN
810 Crescent Centre Drive
Franklin, TN 37067
File Number: 21-EST-643

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13563-RL-s

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STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2021.

Notary Public
My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jonathan E. Bivins and<br>William W. Bivins<br>7245 Highway 70 South #103<br>Nashville, TN 37221 | Jonathan E. Bivins and<br>William W. Bivins<br>7245 Highway 70 South #103<br>Nashville, TN 37221 | 142-07-0E-103.00 |

# 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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

**Linda K. Hardy, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

**Jonathan E. Bivins, a single man, a 10% undivided interest and William W. Bivins, a single man, a 90% undivided interest, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 103 of the Belle Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums of record in Book 11127, Page 361 as amended In Book 11156, Page 478, Book 11186, Page 935 and Book 11210, Page 184, Register's Office for Davidson County, Tennessee, including but without limitation the By-Laws for record in Book 11127, Page 406, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Plan of Belle Glen Condominiums of record in Book 8250, Page**

**929 and as shown on Exhibit "B" of record in Book 11186, Page 935, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Linda K. Hardy, unmarried, by Warranty Deed from James R. Falkiner and wife, Evelyn Falkiner, of record in Instrument No. 20060804-0095827, in the Register's Office of Davidson County, Tennessee, dated July 28, 2006 and recorded on August 04, 2006.**

☒This is improved property located at: **7245 Highway 70 South, #103, 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 23rd day of August, 2021.

GRANTOR:

Linda K. Hardy

Linda K. Hardy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda K. Hardy, the within named bargainor, 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 23rd day of August, 2021.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

**Certificate of Authenticity**
**for Electronically Filed Document**

I, Amanda Minor, 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 August 23, 2021 (date of document).

Date: August 25, 2021

Amanda Minor
Affiant Signature

State of Tennessee )
)
County of Williamson )

Sworn to and subscribed before me this 25th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON