THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836993** Karen Johnson Davidson County Batch# 708826 **DEEDWARR** 09/01/2021 02:02:10 PM 2 pgs Fees: $13.00 Taxes: $777.37 20210901-0118010	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,100.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2021. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan Howard, Trustee of the East Valley Trust 214 Old Hickory Blvd #173 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 04 0A 173.00

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, **Patricia Ruth Anderson, a married woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Howard, Trustee of the East Valley Trust U/A/D January 20, 2017**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 173 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 167, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patricia Ruth Anderson, a married woman, by Warranty Deed from Kristin E. Parks, unmarried, of record in Instrument No. 20170911-0092957, in the Register's Office of Davidson County, Tennessee, dated September 01, 2017 and recorded on September 11, 2017. Said property has never been the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Forest Condominium Apartments, as recorded in Plat Book 5200, Page(s) 167.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Forest Condominium of record in Book 5438, Page 699, as amended by instrument(s) of record in Book 6082, Page 866; Instrument No. 20020321-0034877, Appointment of Substitute Trustee recorded in Instrument No. 20090819-0078072; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Construction and Maintenance of a Drainage Facility, recorded in Book 7957, Page 145.

Agreement For Dedication of Public Utilities Easement, recorded in Book 8019, Page 126.

Agreement For Dedication of Easement For Sewer Line, recorded in Book 8248, Page 214.

Easement for Driveway and Utility, recorded in Instrument No. 20130708-0070348.

Easement recorded in Book 5074, Page 945; Instrument No. 20000915-0091869.

This is improved property located at 214 Old Hickory Blvd #173 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of August, 2021.

Patricia Ruth Anderson

Patricia Ruth Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Ruth Anderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022