WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 708850 **DEEDWARR**
09/01/2021 02:29:59 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20210901-0118050

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Michael B. Voyles and Leigh Voyles		116-03-0-M-004.00 CO
(NAME)	(NAME)	
4401 Ridgefield Way	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Thomas Rhett Akins Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael B. Voyles and Leigh Voyles, husband and wife,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4401, Plan of Belle Meade Court Condominium, a Horizontal property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record at Instrument No. 20081223-0122172 and 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete description.

Being the same property conveyed to Thomas Rhett Akins, Sr., by Warranty Deed from Belle Meade L.L.C., a Delaware limited liability company, formerly known as A&M Capre Investors BP - 1 Belle Meade Condos, LLC, a Delaware limited liability company, dated June 20, 2012, of record in Instrument No. 20120625-0055415, Register's Office for Davidson County, Tennessee.

I, Sonya Mansfield Akins, wife of Thomas Rhett Akins Sr., do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of any marital status, or otherwise.

unimproved ☐

This is improved ☑ property, known as 4401 Ridgefield Way, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters

appearing on the plat of record in Instrument 20081223-0122172; all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Court Condominium, of record in Instrument No. 20081223-0122172; By-Laws of record in Instrument No. 20101207-0097450; Articles of Incorporation/ Charter of record in Instrument No. 20081217-0120665; easement for sewer/ storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20070306-0027614; easement for right of way of record in Instrument No. 20070404-0040334; all of record in the Register's Office for Davidson County, Tennessee.

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. 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 hand this 31st day of August, 2021.

Thomas Rhett Akins Sr.

Sonya Mansfield Akins

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Thomas Rhett Akins Sr. and Sonya Mansfield Akins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of August, 2021.

Notary Public
My Commission Expires: 3.1.23

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-1-2023

File No.: 34913