Karen Johnson Davidson County
Batch# 728837 DEEDWARR
10/01/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20211001-0132335

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Michelle Beauvais
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0746

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle Beauvais	Regions Bank d/b/a Regions Mortgage	Map: 129150A07000CO
(NAME) 21 Vaughns Gap Rd.Apt 70	(NAME) Department 2520, PO Box 2153	
(ADDRESS) Nashville, TN 37205-4327	(ADDRESS) Birmingham, AL 35287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($195,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT P. MASEK AND WIFE, CHARLOTTE P. MASEK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHELLE BEAUVAIS, UNMARRIED WOMAN,

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 Unit No. 70, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Robert P. Masek and Charlotte P. Masek, by deed from Amy B. Smith, unmarried, of record in Instrument No. 20081201-0116229, dated November 24, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7091, Page 302, said Register's Office.

Charter for Homeowners Association of record in Book 7102, Page 223, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 11000, Page 273, in the Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement of record in Book 4816, Page 427, corrected in Book 4881, Page 710, in the Register's Office for Davidson County, Tennessee.

Appointment of Successor Trustee for Homeowners Association of record in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7091, Page 302, amended in Instrument No. 20080424-0042111, and Book 7091, Page 351, amended in Instrument No. 20071025-0126213, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 21 Vaughns Gap Rd.Apt 70, Nashville, TN 37205-4327
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30th day of September, 2021.

Robert P. Masek

Robert P. Masek

Charlotte P. Masek

Charlotte P. Masek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert P. Masek and Charlotte P. Masek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of September, 2021.

My Commission Expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 September 30, 2021.

(AFFIANT) – Aubrey Seavers

09/30/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of September, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY