#36619

| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>**Record & Return To:**<br>First Title & Escrow Co., Inc.<br>FTEC File No. 36619-09-2021 | STATE OF TENNESSEE,<br>COUNTY OF Davidson:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,145,820.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 28th day of September, 2021.<br><br>Notary Public<br><br>My Commission Expires: 10/2/2023 |
|---|---|

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jeannette S. Warner<br>715 Belle Meade Boulevard, #AB-1<br>Nashville, TN 37205 | NEW OWNER<br>715 Belle Meade Boulevard, #AB-1<br>Nashville, TN 37205 | Map and Parcel No.:<br>130060A00100CO |

**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, **Frances Currey Briggs, Trustee of the Frances Currey Briggs Revocable Trust u/a dated February 28, 2014,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeannette S. Warner, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 715 Belle Meade Boulevard, #AB-1, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 734005 DEEDWARR
10/12/2021 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $4,239.53
20211012-0136814

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 28 day of September, 2021.

Frances Currey Briggs, Trustee of the Frances Currey Briggs Revocable Trust u/a dated February 28, 2014

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frances Currey Briggs, Trustee 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, at office, this 28 day of September, 2021.

Notary Public

My Commission Expires: April 12th, 2025

**KEVIN RODRIGUEZ OSORIO**
**NOTARY PUBLIC, STATE OF NEW YORK**
**NO.01RO6416209**
**QUALIFIED IN SUFFOLK COUNTY**
**TERM EXPIRES APRIL 12, 2025**

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. AB-1 on the Plan of Revised Plat, Belle Meade Condominiums, of record in Plat Book 5200, page 469, revised in Book 6250, page 222, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Condominiums, a horizontal property regime established by Master Deed of record in Book 5969, page 829, amended in Book 6020, page 72, Book 6425, page 685, re-recorded in Book 6443, page 489, as amended and restated in Book 7063, page 125, Book 9551, page 426, Instrument No. 20090223-0015611, Instrument No. 20180522-0049053, Instrument No. 20190125-0007759 and Instrument No. 20200210-0015264, said Register's Office.

Being the same property conveyed to Frances Currey Briggs, Trustee of the Frances Currey Briggs Revocable Trust under agreement dated February 28, 2014 by deed dated July 14, 2020 from Elizabeth Moore Rodgers of record in Instrument No. 20200716-0077968, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Made Condominiums, of record in Book 5969, page 829, as amended in Book 6020, page 72, Book 6425, page 685, re-recorded in Book 6443, page 489, as amended and restated in Book 7063, page 125, amended in Book 9551, page 426, Instrument No. 20090223-0015611, Instrument No. 20180522-0049053, Instrument No. 20190125-0007759 and Instrument No. 20200210-0015264, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 469, revised in Book 6250, page 222, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer to City of Belle Meade of record in Book 5972, page 181, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/28/21.

George E. Mudter, Jr.
Dated 9/28/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/28/21

My commission expires 10/2/2023

