Karen Johnson Davidson County
Batch# 735520 DEEDWARR
10/13/2021 10:31:44 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20211013-0137539

THIS INSTRUMENT PREPARED BY:
LEON SHARBER, ATTORNEY AT LAW
1443 MEMORIAL BLVD.
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map / Parcel ID:
Belwood Investments, LLC **1847 Iron Pointe Rd., Ste. 140** **Folsom, CA 95630**	**Same**	**Map: 119-16** **Parcel: 85.00**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DANI LYNN BELCHER, EXECUTRIX OF THE ESTATE OF NANCY MARIE BELCHER,** (Grantor) has this day bargained and sold, and does hereby transfer and convey unto **BELWOOD INVESTMENTS, LLC**, a California limited liability company (Grantee), it's successors and assigns, all of that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 5, on the plan of **BATTLEWOOD,** Section 3, as of record in Plat Book 3300, page 4, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to D.L. Belcher, Jr. and wife, Nancy M. Belcher by deed dated October 20, 1961 from Crowder, Inc., a Tennessee corporation of record in Deed Book 3286, page 589, Register's Office for Davidson County, Tennessee.

The said D.L. Belcher died intestate on February 20, 1989. Nancy M. Belcher having assumed title as surviving spouse of D.L. Belcher, died testate on March 21, 2020. Dani Lynn Belcher, appointed Executrix of the Will of Nancy Marie Belcher with full authority to sell said property by Will of record at Docket No. 20P2195, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to: 2021 county taxes, which have been prorated and assumed by the Grantees.

Said property is conveyed subject to a 20 foot sewer and drainage easement of record in Book 5096, page 920 and a 40 foot sewer and drainage easement of record in Instrument No. 2002663-0009150 and Restrictions of record in Book 3791, page 321 and Book 5420, page 331, Register's Office for Davidson County, Tennessee.

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

Grantor(s) further covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor(s) executed this instrument on the 7th day of October, 2021.

Dani Lynn Belcher, Executrix

Dani Lynn Belcher
Executrix of the Estate of Nancy Marie Belcher

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Dani Lynn Belcher Executrix

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF OCTOBER, 2021.

Leon Sharber

Notary Public

My commission expires: 1/19/25

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, Leon Sharber, a notary public, for the state and county aforesaid, the within named **DANI LYNN BELCHER, EXECUTRIX OF THE ESTATE OF NANCY MARIE BELCHER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee this the 7th day of October, 2021.

Leon Sharber

Notary Public

My commission expires: 1/19/25

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE