Karen Johnson Davidson County
Batch# 754071 DEEDWARR
11/12/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20211112-0151067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Christie Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott Schuette	Mortgage Research Center, LLC dba Veterans United Home Loans	Parcel ID: 142 04 0A 187.00
(NAME) 214 Old Hickory Blvd.	(NAME) 1400 Veterans United Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jason Scott Alexander, a single man Danny L. Denson, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott Schuette, single man**, 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 condominium apartment in Davidson County, Tennessee, being Unit No. 187 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed 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 Jason Scott Alexander and Danny L. Denson, by Warranty Deed from Marlene Diane Keene, An Unmarried Woman, of record in Instrument No. 20171031-0111643, in the Register's Office of Davidson County, Tennessee, dated October 27, 2017 and recorded on October 31, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 214 Old Hickory Blvd., Unit 187, Nashville, TN 37221

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 5th day of November 2021

Jason Scott Alexander

Danny L. Denson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jason Scott Alexander, a single man Danny L. Denson, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2021.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Christie Daniels, 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 November 5, 2021.

Date

Christie Daniels

Affiant Signature

November 8, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of November, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY