WARRANTY DEED

Karen Johnson Davidson County
Batch# 764291 DEEDWARR
12/01/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20211201-0158621

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/23/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/2023

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 20

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4795

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kevin S. Rife and Amber L. Rife		142-10-0E-001-00-CO
740 Bellevue Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Austin Marlow and Camie Marlow, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin S. Rife and Amber L. Rife, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 1 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Austin Marlow and Camie Marlow, husband and wife by Warranty deed from Parkside Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181207-0119322 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 07, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 740 Bellevue Road 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on November 23, 2021.

Austin Marlow

Camie Marlow

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Austin Marlow and Camie Marlow, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 23, 2021.

Notary Public

My Commission Expires: 9/20/25

File #: 2021-4795

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027



Certificate of Authenticity

I, **Doné Oglesby**, 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 23, 2021**.

Date

Affiant Signature

11/24/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **24th** day of **November**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY