Karen Johnson Davidson County
Batch# 764479 DEEDWARR
12/01/2021 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20211201-0158885

Name and Address of New Owner:
Scott James Bellinger
6102B New York Ave.
Nashville TN 37209
Send Tax Bills To:
Scott James Bellinger

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091022V00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **6100 New York, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Scott Bellinger, an unmarried man and Elena Marie Lamadrid, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Real property in Davidson County, Tennessee, being Unit B as set out and depicted in the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 6102 NEW YORK AVENUE, filed of record at Instrument No. 20191022-0108303, Davidson County Register of Deeds, to which plan reference is hereby made for a more full and complete description of the said real property.
>
> Being part of the same property conveyed to 6100 New York LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from LMI Development Group, LLC, a Tennessee limited liability company, of record on October 22, 2019, at Instrument No. 20191022-0108302, Davidson County Register of Deeds.
>
> This is improved property known as 6102 B New York Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of November, 2021.

6100 New York, LLC, a Tennessee limited liability company

By: Jason Lincoln, Registered Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jason Lincoln, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of 6100 New York, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 6100 New York, LLC, by himself as Authorized Agent.

Witness my hand, at office, this 19th day of November, 2021.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of November, 2021.

Notary Signature
My commission expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 24, 2021.

J. Carlton Drumwright

November 24, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 24, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY