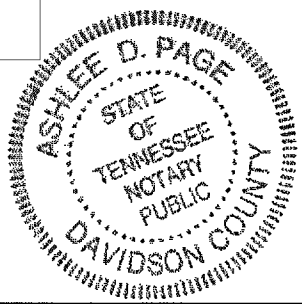
Karen Johnson Davidson County
Batch# 764877 DEEDWARR
12/01/2021 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20211201-0159352



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $208,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of November, 2021.

NOTARY PUBLIC

My commission expires: 11/08/2022

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Chrestina Mikhail (NAME)	Chrestina Mikhail (NAME)	150-02-0-282.00
3050 High Rigger Drive (ADDRESS)	808 Lyndon Park Dr. (ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Staci L. Bell and Anthony L. Bell, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Chrestina Mikhail**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105A on the Plan of Plan of Lot 105, Revision to Harbor Gate, Section 2, Lots 105 thru 108 and Reserved Parcel of record in Plat Book 6200, Page 693, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan Overstreet, unmarried by Warranty deed from Mary C Higdon of record in Instrument No. 20030811-0114196 Register's Office for Davidson County, Tennessee, dated July 28, 2003 and recorded on August 11, 2003.

Being the same property conveyed to Anthony L. Bell and Staci L. Bell by Warranty deed from Wilson & Associates, PLLC of record in Instrument No. 20150402-0028765 Register's Office for Davidson County, Tennessee, dated April 02, 2015 and recorded on April 02, 2015.

This property is __unimproved _X_improved property known as: 3050 High Rigger Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of November, 2021.

Staci L. Bell

Anthony L. Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Staci L. Bell and Anthony L. Bell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 11/19/21.

Holly A Mason
Affiant Signature

11/19/20
Date

State of TN
County of Davidson

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

Cari Allen
Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY