Karen Johnson Davidson County
Batch# 787612 DEEDWARR
01/11/2022 12:31:42 PM 2 pgs
Fees: $13.00 Taxes: $1,372.70
20220111-0003465

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tiffany Bryant, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Glenna Robin Groce, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot 40, Unit No. 1002, Bellevue Commons Townhomes, as established by a Master Deed recorded at Instrument No. 20000720-0071772 re-recorded at Instrument No. 20000828-0084760 amended at Instrument No. 20060824-0104869, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tiffany Bryant, an unmarried woman by Warranty deed from Barbara G. Thomas, an unmarried woman, Tim Carver, an unmarried man of record in Instrument No. 20061106-0137812 Register's Office for Davidson County, Tennessee, dated October 20, 2006 and recorded on November 06, 2006.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7252 Highway 70 South #1002, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Glenna Robin Groce 7252 Highway 70 South #1002 Nashville, TN 37221	Highlands Residential Mortgage 950 W. Bethany Drive, Ste 800 Allen, TX 75013	142-07-0F-040.00

WITNESS THE EXECUTION HEREOF this 7th day of January, 2022.

Tiffany Bryant

State of Tennessee)
County of Davidson)

On this 7th day of January, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tiffany Bryant, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 371,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of January, 2022.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON