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

Karen Johnson Davidson County
Batch# 790129 DEEDWARR
01/13/2022 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20220113-0005460

39-B
File #21-1749

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 **Natalie Marie Slate,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Aldridge Investments, LLC, a Tennessee limited liability company,** 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:**

A certain unit in Davidson County, Tennessee, being Unit No. 101 of the Belle Glen Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, as amended in Book 11156, Page 478 and Book 11186, Page 935, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11127, Page 406, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Condominiums, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Ray Wells and wife, Annese Wells by Warranty Deed from Dale S. Campbell, unmarried of record in Instrument No. 20060428-0048984 Register's Office for Davidson County, Tennessee, dated April 25, 2006 and recorded on April 28, 2006.

The said Ray Wells aka Raymond Farrell Wells having died on or about September 23, 2014, leaving Annese Wells as surviving tenant by the entirety. The said Annese Wells aka Linda Annese Wells having died on or about October 27, 2014, devising said property to Natalie Marie Slate by Will admitted to Probate for the sole purpose of establishing Muniment of Title to Real Property, at Docket No. 21P2401 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division) and of record in Instrument No. 20211220-0167967, Register's Office for Davidson County, Tennessee.

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: 7245 Highway 70 South #101, 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 #:
Aldridge Investments, LLC **7245 Highway 70 S #101** **Nashville, TN 37221**	← New Owner	**142-07-0E-101.00**

WITNESS THE EXECUTION HEREOF this 30 day of December, 2021.

Natalie Marie Slate

State of Florida
County of Leon

On this 30 day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Natalie Marie Slate, 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 State of Florida
Caroline M Durden
My Commission GG 363573
Expires 08/07/2023

Notary Public

My Commission Expires: 08/07/2023

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 215,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of December, 2021.

Notary Public

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-30-2021.

Affiant Signature

1-10-2022

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 10 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY