THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238852** Karen Johnson Davidson County Batch# 791130 **DEEDWARR** 01/14/2022 11:48:26 AM 2 pgs Fees: $13.00 Taxes: $1,461.50 20220114-0006007	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Paige Bailey Affiant Subscribed and sworn to before me, this 24th day of January, 2022. RYAN BUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Paige Bailey, Gene Baker, and Ronald Tenhumberg 7508 Station Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-10-0E-046.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashleigh Renee Corley and Davis Benjamin Corley, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paige Bailey, a married woman and Gene Baker, a married man, as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 46 on the plan of Bellevue Station, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of Bellevue Station, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ASHLEIGH FREEMAN, by deed from PARKSIDE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20161201-0126000, dated November 18, 2016, said Register's Office.

Ashleigh Freeman having since married and is now known as Ashleigh Renee Corley.

Davis Benjamin Corley joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 142-10-0E-046.00 CO.

Matters shown on the Plan of record as Instrument No. 20160 104-0000543 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20160108-0001959, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20151001-0099985, said Register's Office.

Underground Telephone and Cable Easement of record in Book 4475, page 757, said Register's Office.

Sewer Line Easement of record in Book 4613, page 509, said Register's Office.

Sanitary Sewer Easement of record in Book 5222, page 738, said Register's Office.

Right-of-Way Easement of record in Book 2086, page 272, said Register's Office.

This is improved property located at 7508 Station Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2022.

Ashleigh Renee Corley

Davis Benjamin Corley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashleigh Renee Corley and Davis Benjamin Corley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022