Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 796195 **DEEDWARR**
01/27/2022 10:53:59 AM 2 pgs
Fees: $13.00 Taxes: $928.70

20220127-0009815

WARRANTY DEED

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 6-30-2024
(AFFIX SEAL)

File No. EM-21-1826

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy D. Gruber	Studio Bank	
(NAME)	(NAME)	
4500 Post Road, Unit 77	124 12th Avenue South #400	103-14-0A-077.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Douglas E. Bethel and Melissa Bethel, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy D. Gruber, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment In Davidson County, Tennessee, being Unit No. D-77 of the Hillwood Condominium, Revised, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 6250, Page 503, Register's Office for said County, to which source reference is hereby made for a more complete detailed description, together with the undivided percentage interest in the common elements appurtenant to said Unit.

Being the same property conveyed to Douglas E. Bethel and wife, Christy A. Bethel by Warranty deed from Darryl Tucker, unmarried of record in Instrument No. 20100224-0013975 Register's Office for Davidson County, Tennessee, dated February 22, 2010 and recorded on February 24, 2010. The said Christy A. Bethel having since died on July 15, 2011 leaving her husband Douglas E. Bethel as sole owner.

Being also known as 4500 Post Road D-77 Nashville, Tennessee 37205.

This is property more commonly known as 4500 Post Road, Unit 77, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant

and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 25th day of January, 2022.

Douglas E. Bethel

Melissa Bethel by Douglas Bethel, attorney-in-fact
Melissa Bethel by Douglas Bethel, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Douglas E. Bethel, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of January 2022.

My Commission Expires:_____

NOTARY PUBLIC

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Douglas E. Bethel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Melissa Bethel, and that this instrument was executed on behalf of the said Melissa Bethel for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book #_____, page _____, in the Register's Office for Williamson County, Tennessee. # 20220127-0009814

Witness my hand and official seal this 25 day of January 2022.

Notary Public_____

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024