Karen Johnson Davidson County
Batch# 830163 DEEDWARR
03/29/2022 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $769.60
20220329-0035816

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36932-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $208,000.00. Affiant Subscribed and sworn to before me this 18th day of March, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Margaret Hueneke 110 Bellevue Road # 7 Nashville, TN 37221	**Send Tax Bills To:** FirstBank 722 Columbia Avenue Franklin, TN 37064	**Tax Information:** Map and Parcel No.: 142150A00700CO

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, **Michael Hueneke and Martha Hueneke, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Margaret Hueneke, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 110 Bellevue Road # 7, Nashville, TN 37221.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of March, 2022.

Michael Hueneke

Martha Hueneke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Hueneke and Martha Hueneke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2022.

Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of First Revision Bellevue Manor Condominiums, of record in Plat Book 5200, Page 231, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bellevue Manor Condominiums, a horizontal property regime established by Master Deed of record in Book 5520, Page 203, said Register's Office.

Being the same property conveyed to Teade E. Tagaloa, unmarried, by Warranty Deed from Matthew C. Waldron, an unmarried man, of record in Instrument No. 20171213-0127199, in the Register's Office of Davidson County, Tennessee, dated December 12, 2017 and recorded on December 13, 2017.

Being the same property conveyed to Michael Hueneke and Martha Hueneke, husband and wife, by deed dated February 1, 2022 from Teade E. Tagaloa, unmarried of record in Instrument No. 20220214-0016633, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 5200, Page(s) 231, Register's Office for Davidson County, Tennessee.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bellevue Manor Condominium of record in Book 5520, Page 203, and Amendment to By-Laws in Instrument No. 20081217-0120696; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Rights of others in and to any party walls located on the subject property.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/18/22

GEORGE E. MUDTER, JR.
Dated 3/18/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/18/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

