WARRANTY DEED

Karen Johnson Davidson County
Batch# 830948 DEEDWARR
03/30/2022 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $876.53
20220330-0036734

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel R Easley and Yeniffer Baquero Gomez Easley	Cardinal Financial Company, Limited Partnership	Parcel ID: 142 04 0A 072.00
(NAME) 210 Old Hickory Boulevard	(NAME) P.O. Box 961292	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Fort Worth, TX 76161-0292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marshall W. Butler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel R Easley and Yeniffer Baquero Gomez Easley, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 72, on the Plan of Belle Forest Condominium Apartments, as established by the Master Deed of record in Book 5438, Page 699 (erroneously referred to as Book 2438 in prior deed); Book 6082, Page 866; Book 6896, Page 144; Book 7886, Page 939; Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072, and as shown on the plan of record in Book 5200, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marshall W. Butler, by Warranty Deed from David Lane, unmarried, of record in Instrument No. 20150220-0014883, in the Register's Office of Davidson County, Tennessee, dated February 02, 2015 and recorded on February 20, 2015.

The property being conveyed herein is not the marital residence of the Grantor.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 210 Old Hickory Boulevard, Unit 72, 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 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 our hands this 21 day of March 2022

Marshall W. Butler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Marshall W. Butler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2022.

Notary Public

My Commission Expires: March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

Certificate of Authenticity

I, Jamika Jones, 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 true and exact copy of the original document executed and authenticated according to law on 3/21/2022.

Date

Jamika Jones
Affiant Signature

03/23/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23rd day of March, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY