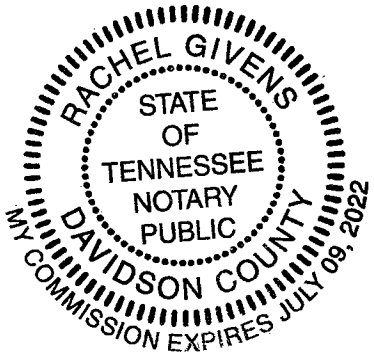
Karen Johnson Davidson County
Batch# 833814 DEEDWARR
04/04/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220404-0038536

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: July 9, 2022.

(AFFIX SEAL)

MST 2022-0316

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aldridge Investments	Aldridge Investments	142-04-0A-077.00-CO
(NAME)	(NAME)	
210 Old Hickory Boulevard #77	PO Box 210132	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(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, WE, **Sarajane ~~Jane~~ Powell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aldridge Investments,** 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. 77 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarajane Powell by Warranty deed from John Nygren, unmarried of record in Instrument No. 20080711-0071273 Register's Office for Davidson County, Tennessee, dated July 03, 2008 and recorded on July 11, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium of record in Book 5438, Page 699 as amended in Instrument No. 20020213-0019280 and Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book

5460, Page 987 and Articles of Incorporation in Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee. By Laws of record in Book 5438, Page 742, as amended in Book 6082, Page 866, Book 7886, Page 939, Instrument No. 20020321-0034877, Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee. Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee. Easement to American Building Company of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee. Easement to Harpeth Valley Utilities of record in Book 8019, Page 126, Book 8248, Page 214 and Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee. Deed to State of Tennessee of record in Book 7957, Page 145, in the Register's Office for Davidson County, Tennessee. Driveway and Utility Easement Agreement of record in Instrument Number 20130708-0070348, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 210 Old Hickory Boulevard #77, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 25th DAY OF MARCH, 2022.

Sarajane Powell

Sarajane Powell

STATE OF Tennessee
COUNTY OF Davidson

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

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

Notary Public

My commission expires: Feb. 11, 2023

(SEAL)

NOTARY PUBLIC STATE OF TEXAS
JANET MARIE SAENZ
ID# 229382-3
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-11-2023

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 3-25-22.

Affiant Signature

3-28-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 28 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202204040038536