Karen Johnson Davidson County
Batch# 833969 DEEDWARR
04/04/2022 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,806.30
20220404-0038828

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $488,188.00.

Affiant

Subscribed and sworn before me this the 28th day of March, 2022.

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Fister	New Owner	142-10-0E-015.00 CO
712 Bellevue Road		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM MICHAEL MACDOUGALL, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL FISTER AND ERIN WALSH, ALL AS JOINT TENANTS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Unit 15 of Bellevue Station, Phase 2, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959 and in Supplemental Declaration of record in Instrument No. 20160926-0101494, corrected by Scrivener's Affidavit of record in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to William Michael MacDougall, an unmarried man, from Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed dated January 19, 2018 of record in Instrument No. 20180125-0007639, Register's Office of Davidson County, Tennessee.

Being also known as 712 Bellevue Road, Nashville, TN 37221.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 712 Bellevue Road, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of March, 2022.

William Michael Macdougall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Michael Macdougall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2022.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 3-28-22.

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