Karen Johnson Davidson County
Batch# 854048 DEEDWARR
05/12/2022 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $993.45
20220512-0054505

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-694

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($268,500.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED, (being the same person also known as W. CASEY REED), married ("the Grantor") has this day bargained and sold, and by these presents does transfer and convey unto EILEEN RANDMAN, an unmarried woman, her heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 134 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to W. Casey Reed, by deed from Lisa L. Smith, Jennifer L. Burke and Tyler W. Smith, Trustees of the Smith Family Trust established May 16, 1995, dated October 11, 2019, and of record in Instrument No. 20191024-0109242, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters shown on plan of record in Book 5200, Page 167, in the Register's Office of Davidson County, Tennessee.

2. The premises herein conveyed 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 Book 6082, Page 866, Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee.

3. Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.

4. Easement to American Building Company of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.

5. Driveway and Utility Easement Agreement of record in Instrument Number 20130708-0070348, in the 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 belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for

Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor further certifies that the property being conveyed herein is investment property, and warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2022.

Walker Casey Reed
WALKER CASEY REED

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared WALKER CASEY REED, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 29th day of April, 2022.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-23-2025 DICKSON COUNTY

My commission expires: April 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $268,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
AFFIANT

Sworn to and subscribed before me this 29th day of April, 2022.

Eliza Whitfield
NOTARY PUBLIC

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

My commission expires: 5-5-2025

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Map & Parcel No: 142-04-0A-134.00-CO

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
EILEEN RANDMAN
1600 Cabot Drive, Apt 703
Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/04/2022 ____ (date of document).

Affiant Signature

05/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025