Karen Johnson Davidson County
Batch# 857642 DEEDWARR
05/18/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20220518-0057429

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17367-RR

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

TARA JADE RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

Subscribed and sworn to before me, this the 10th day of May, 2022.

Notary Public
My Commission Expires: 11-30-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Howell Home Builders, LLC 21 Vaughns Gap Road Building D, Unit #51 Nashville, TN 37205	New owner	129-15-0A-051.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Amelia Susan Mesiarik, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Howell Home Builders, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain Real Estate in Davidson County, Tennessee, as follows:

Unit No. 51, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said master Deed. Reference is hereby made to the Plat, of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Wesley John Moore and wife, Amelia Susan Moore by Warranty deed from United Residuals, Limited, a Tennessee Limited Partnership of record in Book 7617, page 813, Register's Office for Davidson County, Tennessee, dated July 20, 1988 and recorded on August 03, 1988.

Being the same property conveyed to Amelia Susan Mesiarik, unmarried by Warranty deed from Wesley John Moore and Amelia Susan Moore of record in Instrument No. 20141125-0108485 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on November 25, 2014.

This is improved property located at: **21 Vaughns Gap Road, Building D, Unit #51, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 10th day of May, 2022.

GRANTOR:

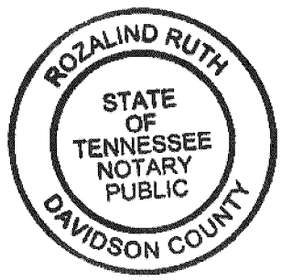
Amelia Susan Mesiarik

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amelia Susan Mesiarik, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of May, 2022.

Notary Public
My Commission expires: 1/3/2025



Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 5-10-2022 (date of document).

Jami K Averwater

Signature

5-10-2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10 day of May, 2022

Tara Jade Richardson

Notary Public
My Commission Expires:
Seal

TARA JADE RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB
MY COMM. EXPIRES NOVEMBER 30, 2024

[redacted]