Karen Johnson Davidson County
Batch# 859760 DEEDWARR
05/20/2022 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220520-0058966

THIS INSTRUMENT PREPARED BY: + Return to:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-685

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($270,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED, married ("the Grantor") has this day bargained and sold, and by these presents does transfer and convey unto CULLEN BRYANT MCKINNEY AND KELLY MARIE MCKINNEY, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit No. 133, on the plan of Belle Forest Condominiums, according to the Master Deed of record in Book 5438, Page 699 amended in Book 6896, Page 144, Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 167, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Walker Casey Reed by deed from Stephen W. Holmes, an unmarried man, dated October 30, 2017, and of record in Instrument No. 20171031-0111615, 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 Plat 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 Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenant with the Grantees, 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 the tax year 2022 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the

Grantees and the Grantees' 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.

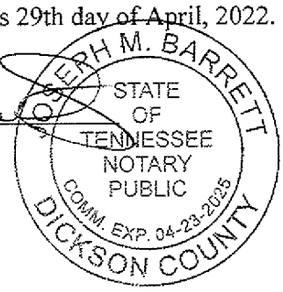
WALKER CASEY REED

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



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 $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

NOTARY PUBLIC



My commission expires:_____

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Map & Parcel No: 142-04-0A-133.00-CO

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
CULLEN BRYANT MCKINNEY and KELLY MARIE MCKINNEY
214 Old Hickory Boulevard, unit 133
Nashville, TN 37221

Certificate of Authenticity

I, Joshua A. Terry, 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 4/29/22.

Affiant Signature

5/6/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/6/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON