WARRANTY DEED

Karen Johnson Davidson County
Batch# 871522 **DEEDWARR**
06/14/2022 03:31:57 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20220614-0068001

LR-MCH-22-210-38

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE,

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcie Sweet	**New Owner**	
(NAME)	(NAME)	**142-04-0A-038.00-CO**
1617 S Observatory Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BF, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCIE SWEET, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Bring Unit Number 38, of Belle Forest Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, Page 167, and created and established by Master Deed of Belle Forest Condominium Apartments, as of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.

Being the same property conveyed to BF, LLC, A Tennessee Limited Liability Company by Quitclaim deed from Norman Baker of record in Instrument No. 20190103-0000660 Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on January 03, 2019.

This conveyance is subject to:
- 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 Forestof 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.
- Amended By Laws of record in Book 6082, Page 866, Book 7886, Page 939 and Instrument No. 20020321-0034877, 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.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Old Hickory Blvd Apt 38, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF JUNE, 2022.

BF, LLC

BY: _____
Norman Baker
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMAN BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BF, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of June, 2022.

_____
Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212