Name and Address of New Owner:
Keegan Shea
214 Old Hickory Boulevard, #86
Nashville, TN 37221

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 873769 DEEDWARR
06/17/2022 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $907.24
20220617-0069755

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142 04 0A 086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shane Barlow, sole owner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Keegan Shea,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 86 in a Horizontal Property Regime of Belle Forest Condominium Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee ode Annotated, and as established by a Master Deed f Belle Forest Condominium Apartments of record in Book 5438 Page 699, as amended in Book 6896, Page 144 and Instrument No. 20090819-0078072, 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 said Master Deed, and as further set out on a Plan of Belle Forest Condominium Apartments of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shane Barlow by Warranty Deed from Shaunda D. Sells, unmarried of record as Instrument No. 20171213-0127055 in the Register's Office for Davidson County, Tennessee, dated December 8, 2017 and recorded on December 13, 2017.

For Information Only: Being Parcel 142 04 0A 086.00
Being also known as 214 Old Hickory Boulevard #86, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of June, 2022.

(SEAL)
Shane Barlow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2022, before me personally appeared Shane Barlow, 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, at office, this 13th day of June, 2022.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,200.00, 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
13th day of June, 2022.

Notary Public
My commission expires: 7-17-22
File No. 2022-4776-RS

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 6/13/2022 (date of document).

Date: 6/14/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 14th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202206170069755