Karen Johnson Davidson County
Batch# 885051 DEEDWARR
07/06/2022 12:54:55 PM 2 pgs
Fees: $13.00 Taxes: $6,012.50
20220706-0077925

WARRANTY DEED

STATE OF TENNESSEE, COUNTY O

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,625,000.00.

Affiant

Subscribed and sworn to me on 06/29/22.

NOTARY PUBLIC

My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-ORE-224407

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Priester Marsha Priester 4407 Belmont Park Terrace Nashville, TN 37215	New Owner	131-07-0V-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William F Tait Jr. and Gildamar Tait, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto William Priester and Marsha Priester, Husband and Wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. B on the plan of 4407 Belmont Park Terrace Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 4407 Belmont Park Terrace Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130913-0096822, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to WILLIAM F. TAIT, JR. AND GILDAMAR TAIT, HUSBAND AND WIFE, by deed from MICHAEL A. RALSTON, UNMARRIED, of record in Instrument No. 20150507-0041956, dated May 4, 2015, said Register's Office.

This is improved property known as 4407 Belmont Park Terrace, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 06/29/22.

William F Tait Jr.

Gildamar Tait

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/29/22, before me personally appeared William F Tait Jr. and Gildamar Tait, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/29/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

