(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

When recorded, return to:
McCann and Hubbard
1804 Williamson Court
Suite 201
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18047-KS

Karen Johnson Davidson County
Batch# 892446 DEEDWARR
07/22/2022 10:52:18 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20220722-0084058

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2022.

Notary Public
My Commission Expires: 2-22-2026

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Alex Lovelace<br>528 Belle Pointe Court<br>Nashville, TN 37221 | Alex Lovelace<br>528 Belle Pointe Court<br>Nashville, TN 37221 | 142 10 0B 061.00 |

# 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

**Emily Pearce, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

**Alexander Burkett Lovelace, an unmarried man**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 61 on the plan of a Planned Unit Development, Belle Pointe, Phase IV, of record in Book 6900, Page 44, said Register's Office, and to which plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Emily Pearce, unmarried, by Warranty Deed from James Kevin Jones and spouse, Helen Haddad Jones, of record in Book 10949, Page 741, in the Register's Office of Davidson County, Tennessee, dated May 28, 1998, and recorded on May 28, 1998.**

☐ This is improved property located at: **528 Belle Pointe Court, Nashville, TN 37221**

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 18th day of July, 2022.

GRANTOR:

Emily Pearce

STATE OF LOUISIANA
COUNTY OF ST. TAMMANY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Pearce, 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 18th day of July, 2022.

Geralyn N. Lips
Notary Public
My Commission expires: WITH LIFE

GERALYN N. LIPS
Notary Public - State of Louisiana
Notary ID Number 134206