398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 892550 DEEDWARR
07/22/2022 01:57:55 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20220722-0084206

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2022.

Notary Public

My commission expires: 3/1/2026

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Emily Grace Eytchison	F&M Bank	**Map 142-15-0-A Parcel 043.00co**
112 Bellevue Rd. #007	50 FRANKLIN ST	
Nashville, TN 37221	CLARKSVILLE, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian Carothers and Kristin Carothers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Grace Eytchison, single woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 43 on the Plan of Bellevue Manor Condominiums, a Horizontal Property Regime pursuant to the Tennessee horizontal property act, as shown on the master deed of record in Book 5520, Page 203, amended in Instrument No. 20081217-0120696, Register's Office for said County, and more particularly described in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all of the same property conveyed to Brian Carothers, an unmarried man, as to an undivided 50% interest, and Kristin Grapentin, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship, by Deed dated July 11, 2019, from Julianna Maria Leach, now known as Julianna Maria Smith, married, of record in Instrument No. 20190712-0068047 and further conveyed to Brian Carothers and Kristin Carothers, husband and wife, by Quitclaim Deed dated April 13, 2021, from Brian Carothers and Kristin Grapentin nka Kristin Carothers of record in Instrument No. 20210420-0052548, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Book 5200, Page 231, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building 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 Bellevue Manor Condominiums, of record in Book 5520, page 230, Register's Office for Davidson County, Tennessee. 3) By-Laws of Bellevue Manor Homeowners' Association, Inc. of record in Book 5520, Page 254, Register's Office for Davidson County, Tennessee. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **112 Bellevue Rd. #007, Nashville, TN 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 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. 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 **20th** day of **July, 2022.**

Brian Carothers _____ _____

Brian Carothers

Kristin Carothers _____ _____

Kristin Carothers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brian Carothers and Kristin Carothers,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **July, 2022.**

_____

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24