Karen Johnson Davidson County
Batch# 894309 DEEDWARR
07/26/2022 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220726-0085440

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF FLORIDA)
COUNTY OF WALTON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00

Linda K. Provence
Timothy D. Provence
Affiant

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

R C Lynch
Notary Public
My Commission Expires: 12-13-2023

NOTARY PUBLIC STATE OF FLORIDA
ROBERT E. LYNCH
Commission # GG 934841
Expires December 13, 2023
Bonded Thru Budget Notary Services

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Natalie Schurr and John Steven Newsome II 214 Old Hickory Blvd, Unit 169 Nashville, TN 37221	New Owner	Tax Parcel ID No. 142-04-0A-169.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA K. PROVENCE AND TIMOTHY D. PROVENCE, WIFE AND HUSBAND** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NATALIE SCHURR AND JOHN STEVEN NEWSOME II, WIFE AND HUSBAND** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 169 on the Plan of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference, together with the appurtenant interest in the common elements of Belle Forest Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5438, Page 699, said Register's Office.

Being the same property conveyed to Linda K. Provence and Timothy D. Provence, husband and wife, by Warranty Deed from Fadi Mallak, an unmarried person, of record in Instrument No. 20171019-0107023, in the Register's Office of Davidson County, Tennessee, dated October 17, 2017 and recorded on October 19, 2017.

This is improved property commonly known as: **214 Old Hickory Blvd, Unit 169, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20th day of July, 2022.

LINDA K. PROVENCE

TIMOTHY D. PROVENCE

STATE OF FLORIDA)
)
COUNTY OF WALTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **LINDA K. PROVENCE AND TIMOTHY D. PROVENCE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 12-13-2023

ROBERT E. LYNCH
Commission # GG 934841
Expires December 13, 2023
Bonded Thru Budget Notary Services

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 July 20, 22.

Hadley Roper
Affiant Signature

07/25/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 07/25/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal