Karen Johnson Davidson County
Batch# 896987 DEEDWARR
08/01/2022 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20220801-0087311

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2022.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

JM-C-22-718

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bethany Ann Blair	~~NEW OWNER~~ Legacy Home Loans	
(NAME)	(NAME)	
718 Bellevue Rd	1036 Stearman Dr. Suite 6	**142-10-0E-012.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Whitehouse TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS R. CRESPO, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETHANY ANN BLAIR, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Unit 12 of Bellevue Station, Phase 2, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959 and in Supplemental Declaration of record in Instrument No. 20160926-0101494, corrected by Scrivener' s Affidavit of record in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Thomas R. Crespo, an unmarried man by Warranty deed from Parkside Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180213-0014225 Register's Office for Davidson County, Tennessee, dated February 08, 2018 and recorded on February 13, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat at Instrument No. 20160912-0095854, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20160104-0000543, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160108-0001959, amended and supplemented in instrument No. 20160926-0101494 and Corrected in Instrument No. 20161025-0112596 and in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee.
- Sanitary Easement of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.
- Sign Lease of record in Book 7032, Page 292, in the Register's Office for Davidson County, Tennessee.
- Easement for Roadway of record in Book 2086, Page 272, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20160308-0022218, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities and Systems of record in Instrument Number 20151001-0099985, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **718 Bellevue Rd, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF JULY, 2022.

Thomas R. Crespo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS R. CRESPO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/01/2022 ____ (date of document).

Affiant Signature

08/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 01 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025