Karen Johnson Davidson County
Batch# 900720 DEEDWARR
08/09/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20220809-0090425

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

T-TAG-22-3211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2022.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

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)
Karissa Melchior and Thomas Melchior	Community Mortgage	
(NAME)	(NAME)	133-02-0-190.00
3211 Avenal Ave	3401 College Blvd Suite 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Leawood KS 66211	
(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, **SEAN M. BELLINGER AND WIFE, ALLECIA J. BELLINGER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARISSA MELCHIOR AND THOMAS MELCHIOR, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot Nos. 21 and 22 on the Plan of Airdrie Subdivision "B", Property of D.C. Buell, as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 21 and 22 front 100 feet on the Westerly side of Avenal Avenue and run back between parallel lines 183 feet to an alley.

Being the same property conveyed to Sean M. Bellinger and wife, Allecia J. Bellinger by Warranty deed from Geoffrey D. Stone and wife, Holly Stone of record in Instrument No. 20091124-0108063 Register's Office for Davidson County, Tennessee, dated November 20, 2009 and recorded on November 24, 2009.

This Instrument was executed on behalf of Sean M. Ballinger, by Adam Jefferson pursuant to the Power of Attorney executed by Sean M. Ballinger on August 6, 2022, of record in 20220809009042 4, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Allecia J. Ballinger, by Adam Jefferson pursuant to the Power of Attorney executed by Sean M. Ballinger on August 6, 2022, of record in 20220809009042 3, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 752, Page 644, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3211 Avenal Ave, Nashville, Tennessee 37211**.

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 8 DAY OF AUGUST, 2022.

Sean M. Bellinger by Adam Jefferson, Attorney In Fact

Allecia J. Bellinger by Adam Jefferson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SEAN M. BELLINGER AND ALLECIA J. BELLINGER, and who acknowledged he/she/they executed the same as the free act and deed of the said SEAN M. BELLINGER AND ALLECIA J. BELLINGER.

Witness my hand and official seal, this the 8th of August, 2022.

Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 August 9, 2022 (date of document).

Affiant Signature

August 9, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of August, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025