Karen Johnson Davidson County
Batch# 921337 DEEDWARR
09/26/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220926-0106262

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. EM-22-3162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

David Haley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2022

Notary Public

MY COMMISSION EXPIRES: February 20, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Haley and David Haley	NEW OWNER	
(NAME)	(NAME)	
1316 3rd Avenue North		082-09-0V-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Stephanie Rose-Belcher and William Belcher Jr., wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Haley and Jill Haley, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. A of Homes at 1318 3rd Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to Declaration of Covenants, Conditions and Restrictions for Homes at 1318 3rd Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument Number 20130613-0060494 with said Unit being depicted on Plat attached as Exhibit "B" to said Declaration, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Rose- Belcher and William Belcher Jr., wife and husband, as joint tenants by Warranty Deed from Joshua K. Miller, unmarried of record in Instrument No. 20160804-0080888 Register's Office for Davidson County, Tennessee, dated August 02, 2016 and recorded on August 04, 2016.

This is property more commonly known as 1316 3rd Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 22nd day of September, 2022.

Stephanie Rose-Belcher by Ryan Lux attorney in fact
Stephanie Rose-Belcher by Ryan Lux, Attorney-In-Fact

William Belcher Jr by Ryan Lux attorney in fact
William Belcher, Jr. by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Stephanie Rose-Belcher and William Belcher, Jr. and that this instrument was executed on behalf of the said Stephanie Rose-Belcher and William Belcher, Jr. for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 202209260106261, in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal this 22nd day of September, 2022.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 September 22, 2022

Affiant Signature

September 26, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 26th day of September, 2022.

(SEAL)



Notary Public

My Commission Expires: FEB. 24, 2026

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