This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite 115
Franklin, TN 37067
File Number: 7-19272-TC

Karen Johnson Davidson County
Batch# 925113 DEEDWARR
10/04/2022 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20221004-0109511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $699,900.00.

Affiant

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 3rd day of October, 2022.

Notary Public
My Commission Expires: 4.17.23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Elizabeth Belles 322 Blackman Road Nashville, TN 37211	Legacy Home Loans, LLC dba Steadfast Mortgage 4004 Hillsboro Pike Ste 216B Nashville, TN 37215	147 05 0 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Pamela B. Simmons, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mary Elizabeth Belles, an unmarried woman,** hereinafter called the Grantee, her 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 Lot No. 79 on the Plan of Caldwell Hall, Section I, Revised, as of record in Book 2900, Pages 57, 58 and 59, in the Register's Office of Davidson County, Tennessee. Said Lot No. 79 fronts 80 feet on the North side of Blackman Road and runs back 167.4 feet on the East line and 168.7 feet on the West line to a dead line in the rear, on which it measures 80 feet.

Being the same property conveyed to Pamela B. Simmons by Warranty Deed from Michael Dallas Newman and Joan Copenhaver Newman, Trustees of the Newman Family Living Trust, dated January 31, 2000, of record in Instrument No. 20040106-0002167, in the Register's Office of Davidson County, Tennessee, dated December 30, 2003 and recorded on January 06, 2004.

This is improved property located at: **322 Blackman Road, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2022.

GRANTOR:

Pamela B. Simmons

Pamela B. Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela B. Simmons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of October, 2022.



Notary Public
My Commission expires: 11-6-2024

Tennessee Certification of Electronic Document

I, Lynn Vaught, 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 10/3/22 (date of document).

Affiant Signature

10/4/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of October, 2022.

Notary Signature

CHRISTINE VELLA
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/15/2026