This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19171-TC

Karen Johnson Davidson County
Batch# 931129 DEEDWARR
10/18/2022 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20221018-0113743

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $319,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of October, 2022.

Notary Public
My Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Elson, III 15645 Blue Pearl Court Monument, CO 80132	New Owner	050-02-0A-283.00

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, **Christina Ashley Lunde, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James Elson, III, a married man** , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 283, together with the appurtenant common elements of Belle Arbor Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, (horizontal property regime with private elements), of record in Instrument No. 20171116-0117974; as corrected in Instrument No. 20171122-0119839; and as amended and supplemented in Instrument No. 20180105-0001817; Instrument No. 20190708-0066428; Instrument No. 20191112-0116482 (Ph 5B); Instrument No. 20200804-0085685; and in Instrument No. 20210303-0027665, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Belle Arbor Townhomes, provided in said Declaration, as corrected, amended and supplemented, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as corrected, amended and supplemented, the PUD Boundary plan of record in Instrument No. 20191004-0101945 (Ph 5B), said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Christina Ashley Lunde, unmarried by Special Warranty Deed from NVR, Inc., a Virginia corporation t/a Ryan Homes, dated April 29, 2020, recorded April 30, 2020, of record in Instrument No. 20200430-0045287, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3614 Brookway Drive, Nashville, TN 37207**.

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 his 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 12th day of October, 2022.

GRANTOR:

Christina Ashley Lunde

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina Ashley Lunde, 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 12th day of October, 2022.

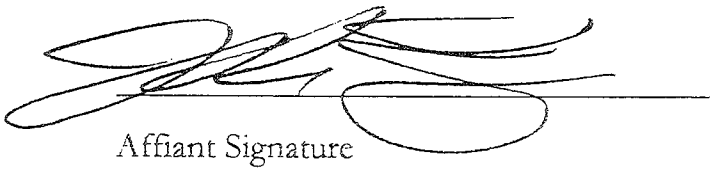
SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/2024

202210180113743

Certificate of Authenticity

I, Joshua A. Terry, 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 10/12/2022.



Affiant Signature

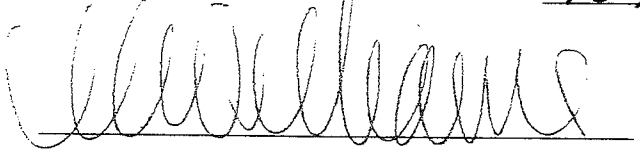
10/18/2022

Date

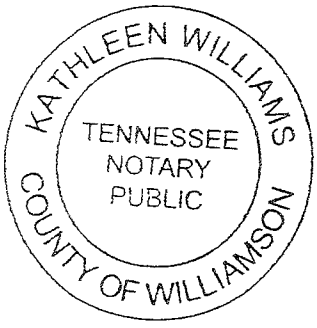
State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/18/2022.



Notary Public



My Commission Expires: 5.23.23