Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 939067 DEEDWARR
11/08/2022 11:01:23 AM 2 pgs
Fees: $13.00 Taxes: $1,550.30
20221108-0119910

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62890
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Priest 7252 Highway 70 South #905 Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142070F03800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$419,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melinda Krisann Hodges, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Priest,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

an unmarried man

Land in Davidson County, Tennessee, being Lot No. 35, Unit No. 905, on the Plan of Bellevue Commons Townhomes, a Planned Unit Development established under the proper provisions of the Tennessee Horizontal Property Regime Act, and set out in Exhibit 'A" of the Master Deed and By-Laws of Record in Doc. No. 200007200071772 and re-recorded in Doc. No. 200008280084760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda Krisann Hodges, unmarried, by Warranty Deed from Christopher L. Brubaker, unmarried, dated March 15, 2004 and recorded on March 16, 2004, of record in Inst. No. 20040316-0029834, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit 'A" of the Master Deed and By-Laws of Record in Doc. No. 200007200071772 and re-recorded in Doc. No. 200008280084760, Register's Office for Davidson County, Tennessee, said Register's Office; Subject to the provisions of the condominium Master Deed which establishes a Planned Unit Development of record in Doc. No. 200007200071772 and re-recorded in Doc. No. 200008280084760, amended in Doc No. 20060824-0104869, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Bellevue Commons Townhome Association of record in Inst. No. 200007200071771, amended in Inst. No. 20000915-0091868 and Inst. No. 20001009-0100204, said Register's Office; Stormwater Detention Agreement of record in Inst. No. 200006160060368, said Register's Office; Easement for storm drainage of record in Inst. No. 200003100025049, said Register's Office.

This is improved property, known as 7252 Highway 70 South, # 905, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of November, 2022.

Melinda Krisann Hodges

State of Tennessee

County of Davidson

On this 7th day of November, 2022, before me the undersigned authority, personally appeared Melinda Krisann Hodges, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $419,000.00.

Affiant

Sworn and subscribed before me this 7th day of November, 2022.

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Notary

My Commission Expires: _____