Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 941191 DEEDWARR
11/15/2022 10:19:11 AM 2 pgs
Fees: $13.00 Taxes: $2,901.98

20221115-0121629

Y-BR-22-853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $784,320.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

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)
Clay Tate and Jason Tidwell	**NEW OWNER**	
(NAME) **853 Belton Drive**	(NAME) **2306 Cruzen St.**	**115-02-0-053.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37211**	
(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, **RENATA ALEXANDRE-KLOSS, NKA RENATA BETULAH ALEXANDRE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAY TATE, MARRIED, AS TO 50% UNDIVIDED INTEREST AND JASON TIDWELL, UNMARRIED, AS TO 50% UNDIVIDED INTEREST AS TENANTS IN COMMON,** 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 No. 345 on the Plan of Brook Meade, Section IX of record in Plat Book 2331, Pages 34 and 35, in the Register's Office for said County.

Said Lot No. 345 fronts 114 on the southerly margin of Belton Drive and extends back between lines 391.5 feet on the easterly side and 390.6 feet on the westerly side, to a dead line in the rear measuring 113.1 feet thereon.

Being the same property conveyed to Ray C. Howland and Renata Alexandre, tenants by the entirety by Warranty deed from Cheri C. Irwin, unmarried of record in Instrument No. 20030421-0051810 Register's Office for Davidson County, Tennessee, dated April 15, 2003 and recorded on April 21, 2003. (Value of consideration shown in aforementioned deed $168,000.00.)

Being the same property conveyed to Renata Alexandre-Kloss, married by Quitclaim deed from Renata Alexandre n/k/a Renata Alexandre-Kloss and husband, Dennis Alexandre-Kloss of record in Instrument No. 20091117-01015922 Register's Office for Davidson County, Tennessee, dated November 06, 2009 and recorded on November 17, 2009.

Renata Alexandre-Kloss, Renata Alexandre, and Renata Betulah Alexandre being one in the same the person.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 34 and 35, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2436, Page 553, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **853 Belton Drive, Nashville, Tennessee 37205**.

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 10 DAY OF NOVEMBER, 2022.

Renata Betulah Alexandre

Renata Betulah Alexandre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RENATA BETULAH ALEXANDRE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2022.

Lindsay B. Fattal

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212