Karen Johnson Davidson County
Batch# 941327 DEEDWARR
11/15/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20221115-0121812

WARRANTY DEED

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

File No. BC-22-3552

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(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
Richard D. Bell and Robin C. Rosenbush Bell, Trustees of the Bell Family Trust	New Owner	
(NAME)	(NAME)	
440 Gascony Way		103-08-0B-316.00-CO
(ADDRESS)	(ADDRESS)	
St. Louis, MO 63122		
(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, **Neeti Anand, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard D. Bell and Robin C. Rosenbush Bell, Trustees of the Bell Family Trust dated June 17, 2016**, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 316 of Parklane Condominiums, Phase 5, Building B, as shown on Exhibit "B" to Master Deed of record in Book 7896, Page 710 and amended in Book 7937, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Neeti Anand, a single woman by Warranty Deed from Seth H. Jones, Unmarried of record in Instrument No. 20190123-0006459 Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 23, 2019.

This is property more commonly known as 316 Sloan Road, Nashville, TN 37209

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.

IN WITNESS WHEREOF, I have hereto set my seal this 9 day of November, 2022.

Neeti Anand

STATE OF GEORGIA
COUNTY OF FULTON

On this 9 day of NOVEMBER, 2022, before me personally appeared Neeti Anand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of NOVEMBER, 2022.

Notary Signature
My commission expires: JUNE 12, 2026

CHAUNCEY MILLARD SMITH
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 12, 2026

Certification of Recorded Documents

I, Karen Suggs, 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 November 15, 2022.

(AFFIANT) – Karen Suggs

11/15/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of November, 2022.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY