Karen Johnson Davidson County
Batch# 948729 DEEDWARR
12/07/2022 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,272.80
20221207-0127511

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$344,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 ST DAY OF DECEMBER 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3-3-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan S. Night, Trustee of The Allan S. Night Revocable Living Trust dated July 30, 2019	Allan S. Night, Trustee of The Allan S. Night Revocable Living Trust dated July 30, 2019	
(NAME)	(NAME)	
2632 West Beverly Blvd.	2632 West Beverly Blvd.	081 12 0L 003.00
(ADDRESS)	(ADDRESS)	
Montebello, CA 90640	Montebello, CA 90640	
(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, **BETHANY SNELL, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLAN S. NIGHT, TRUSTEE OF THE ALLAN S. NIGHT REVOCABLE LIVING TRUST, DATED JULY 30, 2019**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit C on the Plan of City View Condos on 6th, a Horizontal Property Regime, created under Title 66 Section 27-101 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20080730-0077863, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of City View Condos on 6th as shown as an attachment to the Master Deed, or record as aforementioned, said Register's Office to which map reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bethany Duval, unmarried, by Warranty Deed from Hillary Eve Benton, married, of record in Instrument No. 20200623-0067549, in the Register's Office for Davidson County, Tennessee, dated June 22, 2020 and recorded on June 23, 2020.

Bethany Duval has since married and is now known as Bethany Snell.

This was not the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1615 C 6th Ave. N., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 30th day of November, 2022

Bethany Snell

BETHANY SNELL F/K/A BETHANY DUVAL

STATE OF Texas
COUNTY OF Collin

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

Witness my hand and official seal this 30th day of November, 2022.

Commission expires 6-26-2026

Felecia G. Smith
Notary Public

NOTARY PUBLIC STATE OF TEXAS
FELECIA GWENDOLYN SMITH
MY COMMISSION EXPIRES
6-26-2026
NOTARY ID: 124729125

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 7, 2022 (date of document).

Affiant Signature

December 7, 2022

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023