37422

WARRANTY DEED

Karen Johnson Davidson County
Batch# 951304 DEEDWARR
12/14/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20221214-0129450

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 12TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: Sept. 27, 2025
(AFFIX SEAL)

NOTARIAL SEAL STATE OF OHIO

GARY HILL
Notary Public - State of Ohio
Commission Expires Sep 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5409-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
R. Todd Bettman and M. Jean Bettman	WesBanco Bank, Inc.	072-15-0A-101-00-CO
(NAME)	(NAME)	
101 Porter Terrace	One Bank Plaza, Dept. 3810	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Wheeling, WV 26003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EMILY CARA LEVIN AND HUSBAND, MATTHEW JAMES SNOW, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. TODD BETTMAN AND M. JEAN BETTMAN, HUSBAND AND WIFE, 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 101 on the Plan Porter Terrace Condominiums, as set forth in the Master Deed of record in Book 7174, Page 537, and amended in Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Emily Cara Levin and Matthew James Snow, husband and wife, as joint tenants with right of survivorship, by Quitclaim Deed from Emily Cara Levin, married, who acquired title as Emily Cara Levin, a single woman, and Ronni Levin and Ronald A. Levin, wife and husband, as joint tenants, of record in Instrument No. 20210408-0046675, Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 08, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 101 Porter Terrace, Nashville, TN 37206-1475
(House No.) (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 our hands this 12 day of December, 2022.

Emily Cara Levin

Matthew James Snow

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Cara Levin and Matthew James Snow, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand this 12th day of December, 2022.

Notary Public

My Commission Expires: Jan 8 2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/12/22

GEORGE E. MUDTER, JR.
Dated 12/12/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/12/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

