Karen Johnson Davidson County
Batch# 969435 DEEDWARR
02/10/2023 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20230210-0009866

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $362,000.00.

Affiant

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 9th day of February, 2023.

Notary Public
My commission expires: 11-21-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kylie Beloian 7277 Charlotte Pike #255 Nashville, TN 37209	same	114-08-0C 070.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CATHERINE LATSOMBATH,AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KYLIE BELOIAN, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 67 of West Park, Phase 2, 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 of West Park Homeowners' Association, Inc., of record in Instrument No. 20040304-0024541 as amended in Instrument No. 20041221-0151636, as further set out on a plan attached to an amendment of record as Instrument No. 20041112-0136248, and as further amended by Instrument No. 20050222-0018812, 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.

Being the same property conveyed to Catherine Latsombath, an unmarried woman, by deed dated 08/24/2015, from Linda Duke (formerly Linda Levine), joined by her spouse Kevin Duke, of record in Instrument No. 20150826-0086329, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7277 Charlotte Pike #255, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

cl

Witness my hand this the 9th day of February, 2023.

Catherine Latsombath

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine Latsombath, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of February, 2023.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 9, 2023.

J. Carlton Drumwright

February 9, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 9, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY