Karen Johnson Davidson County
Batch# 971763 DEEDWARR
02/16/2023 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,279.02
20230216-0011475

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143475**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,950.00 Keegan McCue Affiant Subscribed and sworn to before me, this 8th day of February, 2023. Notary Public My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner: Joseph McCloskey and Kristina McCloskey 404A Bowling Avenue Nashville TN 37205	Send Tax Bills To: NEW OWNERS 202 Poydras Street Franklin, TN 37069	Tax Information: Tax Parcel ID No. 104 13 0H 001.00 -CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley H. Blackburn, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph McCloskey and Kristina McCloskey, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 404-A of Belloak, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belloak of record in Book 11170, Page 448, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Shirley H. Blackburn, unmarried by Warranty deed from Perryman Construction Co., Inc., a Tennessee corporation of record in Book 11407, page 816, Register's Office for Davidson County, Tennessee, dated March 26, 1999 and recorded on March 31, 1999.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing a Horizontal Property Regime of Belloak, a Condominium of record in Book 11170, Page 448, as amended; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-subdivision Lot Nos. 2, 3, 4, and 7, Bellwood, as recorded in Plat Book 9700, Page 646.

This is improved property located at 404A Bowling Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2023.

Shirley H. Blackburn

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shirley H. Blackburn, ~~with whom I am personally acquainted, and~~ who acknowledged that she executed the within instrument for the purposes therein contained. V3

Witness ~~my hand~~, at office, this 8th day of February, 2023.

Notary Public
My Commission Expires: 4/29/2023

VAUGHN BRYANT ONEAL
Notary ID #131992290
My Commission Expires
April 29, 2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 8, 2023**.

Affiant Signature

February 16, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

16th day of **February**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

