Karen Johnson Davidson County
Batch# 974413 DEEDWARR
02/27/2023 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20230227-0013622

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122
MJ-23-570

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of February, 2023

Notary Public

Commission Expires: 07-06-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Groom 4120 Ridgefield Drive, Unit 302 Nashville, TN 37205	New Owner	116-03-0M-302.00

WARRANTY DEED

FOR AND IN 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,

Kristen B. Dettorre and Garen Webb, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Groom, a single person

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 302 of Belle Meade Court Condominium, 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 Belle Meade Court Condominium of record in Instrument No. 20081223-0122172 and amended in Instrument No. 20101207-0097450, 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 "D" 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 Kristen B. Dettorre by Warranty deed from AG/KRE Belle Meade L.L.C., a Delaware limited liability company, formerly known as A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company, of record in Instrument No. 20120503-0037941 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 03, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4120 Ridgefield Drive, Unit 302, Nashville, TN 37205

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 so 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.

Dated this the 24 day of February, 2023.

Kristen B Dettorre
Kristen B. Dettorre

Garen Webb

STATE OF Tennessee
COUNTY OF Wilson

On this 24 day of February, 2023, before me personally appeared Kristen B Dettorre ~~and Garen Webb~~, 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 24 day of February, 2023.

Mari Bergeron
Notary Signature

MARI BERGERON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

My commission expires: October 25, 2026

thereof; said Unit being depicted on Exhibit "D" 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 Kristen B. Dettorre by Warranty deed from AG/KRE Belle Meade L.L.C., a Delaware limited liability company, formerly known as A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company, of record in Instrument No. 20120503-0037941 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 03, 2012.

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Dated this the 24th day of February, 2023.

Kristen B. Dettorre

Garen Webb

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of February, 2023, before me personally appeared ~~Kristen B Dettorre and~~ Garen Webb, 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 24th day of February, 2023.

Notary Signature

My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 24th day of February, 2023.

Affiant Signature
Date 02/24/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON