THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143507**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2023. Notary Public My Commission Expires: 9.21.26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 976129 DEEDWARR
03/02/2023 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230302-0015045

WARRANTY DEED

Address New Owner: Daniel J. Bell 3425 Golf Club Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0F 026.00

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, **Elizabeth A. Genton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel J. Bell,,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 26, together with the appurtenant interest in the common elements of Brighton Court Condominiums, a horizontal property regime established by Master Deed, of record in Book 6629, Page 532 as amended in Book 6912, Page 163 and supplemented in Book 6912, Page 158, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Elizabeth A. Genton, by Warranty Deed from Helen Marie Harben Lee, a single woman, of record in Instrument No. 20070308-0028520, in the Register's Office for Davidson County, Tennessee, dated February 26, 2007 and recorded on March 8, 2007.

Taylor Brodarick joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as Spouse of Elizabeth A. Genton.

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.

Taxes and assessments for the year 2023 and subsequent years, 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 Brighton Court Condominium of record in Book 6629, Page 532, as amended by instrument(s) of record in Book 6912, Page 163 and Book 9315, Page 795; supplemented in Book 6912, Page 158; and amendment to By-Laws recorded in Book 10364, Page 141; 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.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6436, Page 578.

This is improved property located at 3425 Golf Club Lane Nashville TN 37215

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 28th day of February, 2023.

Elizabeth A. Genton

Taylor Brodarick

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth A. Genton and Taylor Brodarick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of February, 2023.

Notary Public
My Commission Expires: 09.03.23

ELISA M HARRIS
Notary Public - Arizona
Maricopa County
Commission # 567822
My Comm. Expires Sep 3, 2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-28-23.

Affiant Signature

3-2-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY