Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Ste 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243702

Karen Johnson Davidson County
Batch# 978658 **DEEDWARR**
03/09/2023 09:14:40 AM 2 pgs
Fees: $13.00 Taxes: $2,365.69

20230309-0016938

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $639,375.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2023.

Notary Public
My Commission Expires: _____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachael Marie Bailey 4400 Belmont Park Terrace, Unit 196 Nashville TN 37215	New Owner	Tax Parcel ID No. 131-03-0C-196.00 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, **James Fields, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachael Marie Bailey, Trustee of the Rachael Marie Baily Revocable Trust dated August 29, 2017**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 196 , as shown on the map entitled Section Seven Arden Place, of record in Plat Book 4955, paage 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES STEVEN FIELDS, UNMARRIED, by deed from PATRICIA CORCORAN GRAY, A SINGLE WOMAN, of record in Instrument No. 20161026-0112975 , dated October 21, 2016 , said Register's Office.

JAMES STEVEN FIELDS died intestate on or about June 21, 2022. Upon his death, the subject property passed to his only heir at law, his father, JAMES FIELDS, as evidenced by Affidavit of Heirship of record as Instrument No. 20230224-0013212, said Register's Office.

Jennifer Fields Brazier executes this Warranty Deed on behalf of James Field pursuant to a Power of Attorney recorded as Instrument No. 20230224-0013211, said Register's Office.

James Fields and James L. Fields being one and the same.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 131-03-0C-196.00 CO.

Matters shown on the Plan of record in Plat Book 4955, page 90, said Register's Office.
Rights of others in and to party walls.

Declaration of Boundary Line of record in Book 8813, page 398, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4754, page 455, supplemented in Book 5 163 pa ge 384 , amended in Instrument No. 20070816-0098235, Instrument No. 20140801-0069316 and Instrument No. 20171017-0106296, said Register's Office.

This is improved property located at 4400 Belmont Park Terrace, Unit 196 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 8th day of March, 2023.

James Fields by Jennifer Fields Brazier, Attorney-In-Fact

James Fields by Jennifer Fields Brazier, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Fields Brazier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for James Fields and that she is authorized by James Fields to execute this instrument on his behalf.

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

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026