Karen Johnson Davidson County
Batch# 981660 DEEDWARR
03/16/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230316-0019208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/26/25
(AFFIX SEAL)

DESIREE SAILEMA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

DM-TAG-23-2266

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beverly A. Phelps	New Owner	
(NAME)	(NAME)	135 12 0E 255.00CO
2266 Nashboro Blvd	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL M. MECHLING AND EMILY MECHLING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEVERLY A. PHELPS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 255, Plat of Tract #21 of Nashboro Village, as shown on plat of record in Plat Book 4660, Page 159, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael M. Mechling, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, of record in Instrument No. 20151112-0115073, in the Register's Office of Davidson County, Tennessee, dated October 26, 2015 and recorded on November 12, 2015. Emily Mechling, spouse of Michael M. Mechling, hereby joins in this conveyance and does transfer and convey any and all marital interest he/she may have in and to the above-described tract or parcel of land.

See Specific Power of Attorneys of record in Instrument Nos. 20230316-0017576 **and** 202303160019207 **recorded in Davidson County, TN.**

This conveyance is subject to:
- 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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tract #21 of Nashboro Village, as recorded in Plat Book 4660, Page(s) 159.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nashboro Boulevard, as recorded in Book 4660, Page(s) 149 to 151.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14 and Supplemental Declaration recorded in Book 5469, Page 840 and Book 7751, Page 907; further Declaration of Covenants, Conditions and Restrictions record in Book 11703, Page 520, as amendment recorded in Instrument No(s). 20000316-0027171, 20031118-0168332, 20050222-0018813, 20050222-0018814 and Consent to Declaration recorded in Instrument No. 20010322-0027768 and Parking Rules recorded in Instrument No. 20091105-0102438 and revised recorded in Instrument No(s). 20110923-0073937, 20190313-0023223, 20190626-0062010 and Rules recorded in Instrument No. 20190313-0023224.
- Easement for Overhead Line, recorded in Book 4815, Page 425; Book 4821, Page 109 and Book 11594, Page 299.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7225, Page 239; Book 8870, Page 887 and Book 8870, Page 932.
- License to use Fitness Center and Swimming Pools as set forth in instrument recorded in Instrument No. 20020507-0056329.
- Memorandum of Lease recorded in Book 10690, Page 327.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2266 Nashboro Blvd, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 13 DAY OF MARCH, 2023.

Michael M. Mechling by Logan Bell, Attorney in Fact
Michael M. Mechling by Logan Bell, Attorney In Fact

Emily Mechling by Logan Bell, Attorney in Fact
Emily Mechling by Logan Bell, Attorney In Fact

SSTATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL M. MECHLING AND EMILY MECHLING, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL M. MECHLING AND EMILY MECHLING.

Witness my hand and official seal, this the 13 of March, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, DeSiree Saltsman, 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 03/13/23 (date of document).

Affiant Signature

03/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of March 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

