Karen Johnson Davidson County
Batch# 986792 DEEDWARR
03/30/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20230330-0023149

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $333,000.00

Affiant

Subscribed and sworn to before me, this 28 day of March, 2023.

Notary Public
My commission expires: 4-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caitlyn Ann Lovell	**Ascend Federal Credit Union**	**142070G21300CO**
7241 Hwy 70 S 213	**P. O. Box 1210**	
Nashville, TN 37221	**Tullahoma, TN 37388**	

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 7241 Hwy 70 S Apt213 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caitlyn Ann Lovell, an unmarried woman

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:

Land in Davidson County, Tennessee, being Unit No. 213 of Belle Glen, Phase II Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" of record in Instrument No. 20001211-0121937, as amended in Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Brandon Adams, Trustee of The 7241 Hwy 70 S Apt213 Trust, by Warranty Deed from Florence A. Lewis, Trustee of the Florence A. Lewis Trust Agreement dated August 29, 2014, dated November 22, 2022, of record in Instrument No. 20221123-0124082, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement of record in Book 5230, Page 169, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 7241 Hwy 70 S 213, Nashville, TN 37221.

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 do 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 in 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.

_____ Date: 3-28-23

The 7241 Highway 70 S Apt 213 Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 7241 Highway 70 S Apt 213 Trust and that he is authorized by The 7241 Highway 70 S Apt 213 Trust to execute this instrument on its behalf.

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

_____
NOTARY PUBLIC

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Grace Vance, 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 3/28/23.
Date

Affiant Signature

3/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of March, 2023

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY