PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 986908 DEEDWARR
03/31/2023 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,406.85
20230331-0023291

Ivey Title, LLC Ref: (DL) Title No.: 63043
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jaime A. Belden 609 Tree Line Court Nashville, TN 37221	

TAX MAP PARCEL NUMBERS: 155030D02200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sherry Deloris Gwyn, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jaime A. Belden, an unmarried person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Allens Green, First Revision, Section 2, Revisions of Lots 18, 20, 21, 22, of record in Inst. No. 2000124-0118883, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Mark R. Gwyn and wife, Sherry D. Gwyn, by Warranty Deed, from Zaring Homes, Inc., dated December 10, 1996 and recorded on December 12, 1996, of record in Book 10288, page 939, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Emily Alice Roemer, dated July 19, 2004, recorded February 4, 2005, of record in Inst. No. 20050204-0013246, said Register's Office. By Quitclaim Deed dated February 3, 2009, recorded May 18, 2009, of record in Inst. No. 20090518-0045480, said Register's Office, Mark Randall Gwyn conveyed his interest in subject proeprty to Sherry Deloris Gwyn pursuant to the terms of the Final Decree of record in Docket No. 08D-480 in the Fourth Circuit Court for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 2000124-0118883, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, page 789, Inst. No. 20180907-0088629, Inst. No. 20210614-0080009, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement of record in Book 9278, page 36, said Register's Office.

This is improved property, known as 609 Tree Line Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2023.

Sherry Deloris Gwyn

State of Tennessee

County of Davidson

On this 30th day of March, 2023, before me the undersigned authority, personally appeared Sherry Deloris Gwyn, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $650,500.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2023.

Notary

My Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3-30-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-30-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th **day of** March **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM