Karen Johnson Davidson County
Batch# 988202 DEEDWARR
04/04/2023 02:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20230404-0024548

Name and Address of New Owner:
Cecile P. Wiser
214 Old Hickory Boulevard, #177
Nashville, TN 37221

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142 04 0A 177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Timothy Glenn Roach, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cecile P. Wiser,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain Condominium apartment in Davidson, Tennessee, being Unit No. 177, on the Plan of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Codes Annotated, and as established by the Master Deed for Belle Forest Condominium, as of record in Book 5438, Page 699, as amended in Book 6082, Page 866 and Notice of Appointment of Successor Trustee recorded in Book 6896, Page 144 and Appointment of a Substitute Trustee recorded in Book 7886, Page 939 and Instrument No. 20090819-0078072, further amended in Instrument No. 20020321-0034877, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in the Master Deed. Reference is hereby made to the Plat for Belle Forest Condominium, for proper identification.

Being the same property conveyed to Timothy Glenn Roach, a Single Man, by Warranty Deed from Cindy Sutton, Married, of record in Instrument No. 20180221-0016614, in the Register's Office of Davidson County, Tennessee, dated February 16, 2018 and recorded on February 21, 2018.

This property more commonly known as 214 Old Hickory Boulevard, #177, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of April, 2023.

Timothy Glenn Roach (SEAL)
Timothy Glenn Roach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2023, before me personally appeared Timothy Glenn Roach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN D. LILLEY

(Affiant)

Sworn to and subscribed before me this
4th day of April, 2023.

Notary Public
My commission expires:
File No. 2023-5797-SR

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Littrell, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 4.4.2023 (date of document).

Affiant Signature

4.4.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 4th day of April, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25