Karen Johnson Davidson County
Batch# 1005281 DEEDWARR
05/19/2023 10 05 35 AM 2 pgs
Fees $13 00 Taxes $943 50
20230519-0037676

Warranty Deed

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $255,000 00 Affiant Subscribed and sworn to before me, this the 18th day of May, 2023 Notary Public My commission expires 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Jacob P Bell	New Owner(s)	142-06-0A-164 00-CO
810 Bellevue Road 164		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NASHBAY INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB P. BELL, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Being a certain condominium apartment situated in Davidson County, Tennessee, being Building No. 17, Unit No. 164, on the Plan of "Peppertree" - Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement thereof, together with the appurtenant interest in the common elements of said Condominium, a horizontal property regime, established by the Master Deed of record in Book 4834, page 257; as amended in Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; 6874, page 354; and in Book 7610, page 973, said Register's Office.

Being the same property conveyed to NashBay Investments, a Tennessee general partnership by Warranty deed from Erin Celeste Higgins, unmarried of record in Instrument No. 20170103-0000216 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 3, 2017.

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.

The address of the herein described property is believed to be 810 Bellevue Road 164, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of May, 2023.

Nashbay Investments, a Tennessee General Partnership

By. _____
William A. Childress, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William A. Childress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partner of Nashbay Investments, a Tennessee General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of May, 2023.

_____
Notary Public

My Commission Expires: 3·3·25

