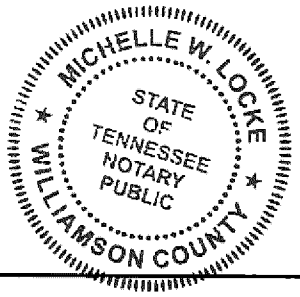
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $482,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF MAY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/14/25

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2922LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
McCord Collier and Bailey Beckham		
7394 Old Harding Pike		
Nashville, TN 37221		142 10 0E 020.00

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 ACKNOWLEDGED, WE, **ANGELA M. CORDES AND HUSBAND, DALE CORDES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCCORD COLLIER, A SINGLE MAN AND BAILEY BECKHAM, A SINGLE WOMAN, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVIORSHIP.** 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. 20, together with the appurtenant interest in the common elements of Bellevue Station, a horizontal property regime with private elements established by Declaration in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-I to the aforementioned Declaration.

Being the same property conveyed to Angela M. Cordes, a married woman, joined by her spouse, Dale Cordes, by Warranty Deed from Christopher R. Thompson and Catherine M. Thompson, husband and wife, of record in Instrument No. 20210315-0033745, in the Register's Office of Davidson County, Tennessee, dated March 12, 2021, and recorded on March 15, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. 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 Bellevue Station, as recorded in Instrument No. 20160104-0000543. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160108-0001959, supplemented in Instrument No. 20160926-0101494 with scriveners affidavit recorded in Instrument No. 20161025-0112596, further supplemented in Instrument No. 20170427-0041683. Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20151001-0099985.

Karen Johnson Davidson County
Batch# 1006206 DEEDWARR
05/22/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,783.40
20230522-0038456

This is improved property known as 7394 Old Harding Pike, 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 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.

Witness our hand on the 22nd day of May, 2023.

Angela M. Cordes

Dale Cordes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANGELA M. CORDES AND DALE CORDES, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of May, 2023.

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 05/22/2023 (date of document).

Affiant Signature

05/22/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

