Karen Johnson Davidson County
Batch# 1014028 DEEDWARR
06/12/2023 02 36 28 PM 3 pgs
Fees $18 00 Taxes $828 80
20230612-0044663

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public

MY COMMISSION EXPIRES 07/09/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Anastasia Le Duc and Louise Williams	same as new owner	Parcel ID 142-04-0A-030 00 and
(NAME) 210 Old Hickory Blvd, 30	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Joe Cates, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anastasia Le Duc, unmarried and Louise Williams, unmarried as tenants in common with rights of survivorship**, 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

A certain condominium unit in Davidson County, Tennessee, described as follows Unit No 30 in a Horizontal Property Regime as shown on the condominium site plan of Bell Forest Condominium Apartments, as of record in Plat Book 5200, Page 167, Register's Office, Davidson County, Tennessee

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27- 1 01 et seq of the Tennessee Code Annotated and is subject to the provisions and requirements thereof to the By-Laws for the administration thereof, to easements, rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Belle Forest Condominium Apartments, as of record in Plat Book 5200, Page 1 67, and Master Deed of record in Book 5438, Page 699, By-Laws of record in Book 5438, Page 742, as amended in Book 6082, Page 866 and as Instrument No 20020321-0034877, said Register's Office

Being the same property conveyed to Christopher Joe Cates, an unmarried man from Erin Oliver, unmarried by Warranty Deed dated December 1, 2014 and recorded on December 2, 2014 in Instrument No 20141202-0110421, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 210 Old Hickory Blvd, 30, Nashville, TN 37221

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # BELAM-23-210-30

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 is 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 hands this 9 day of June, 2023

Christopher Joe Cates

Christopher Joe Cates

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me by audio video communications, the undersigned authority, a Notary Public in and for said County and State **Christopher Joe Cates**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of June, 2023.

Desdamona Butler

Notary Public

My Commission Expires: 11/28/2026

(SEAL)

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC B STATE OF TENNESSEE

Desdamona Butler
State of Tennessee
Online Notary Public
Rutherford County
Commission #: N/A
Commission Expires: 11/28/2026

Tennessee Certification of Electronic Document

I, John Gleaves, 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 6/9/23 (date of document)

Affiant Signature

6/9/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES 07/09/24

NOTARY'S SEAL



