File No JH2023-599

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014463 DEEDWARR
06/13/2023 10 50 56 AM 2 pgs
Fees $13 00 Taxes $1,498 50

20230613-0044965

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Matthew Lawrence Tellez and Kathleen Marie Leonard	New Owner	
(NAME)	(NAME)	142-07-0F-010.00-CO
7252 Highway 70 S #402		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **WENDY R. BATEY UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN MARIE LEONARD AND DAVID JOHN LEONARD, WIFE AND HUSBAND, AND MATTHEW LAWRENCE TELLEZ, UNMARRIED, JOINT TENANTS WITH RIGHT 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·

Land in Davidson County, Tennessee, being Lot 10, Unit 402, of Bellevue Commons Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons as set forth in said Master Deed, for a more complete description of said Unit.

Being the same property conveyed to Wendy R. Batey, an unmarried woman by Warranty deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Instrument No. 20010730-0080250 Register's Office for Davidson County, Tennessee, dated July 25, 2001 and recorded on July 30, 2001.

Being the same property conveyed to Sonya Link by Quitclaim deed from Wendy R. Batey, an unmarried person of record in Instrument No. 20200310-0026490 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 10, 2020.

Being the same property conveyed to Wendy R. Batey, unmarried by Quit Claim Deed from Wendy R. Batey and Sonya Link of record Instrument Number 20230321-0020253, , Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 21, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Loan No

unimproved _
This is improved x property, known as 7252 Highway 70 S #402, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 9th day of June, 2023

WENDY R BATEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendy R. Batey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

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

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires 10/2/23

Notary Public