WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ **280,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME. THIS
23 day of June, 2023

Notary Public

MY COMMISSION EXPIRES:
8-21-2023
(Affix Seal)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

Karen Johnson Davidson County
Batch# 1022299 **DEEDWARR**
07/03/2023 12:48:24 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20230703-0050857

C23-091

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reponzal Demumbra		
210 Old Hickory Blvd #20	**Same as Owner**	**A - 4 -20.00**
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,WE, **Spencer M. Weathers a Married Man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Reponzal Demumbra, an Unmarried Woman,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 210 Old Hickory Blvd #20, Nashville, Nashville, TN 37221. Said property is being described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 20 of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description, together With the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, Page 699 and re-record in Book 5438, Page 742 and amended in Book 6082, Page 866, Book 9908, Page 982 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Spencer M. Weathers, a Married Man by Warranty Deed from David Neely Spencer and Wife, Melanie M. Spencer dated 10/30/2018 and filed for record on 11/15/2018 of record in Instrument No. 20181115-0112488 , said Register's Office for said County.

This Conveyance is subject to:
*Taxes for the year 2018 and subsequent years.
*All matters shown on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County Tennessee.
*Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums of record in Book 5438, Page 699, as amended in Book 6896, Page 144, and Instrument No. 20090819-0078072, Register's Office for Davidson County Tennessee.
*By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866, Instrument No. 20020321-0034877 and Instrument No. 20120125-0006973, Register's Office for Davidson County, Tennessee.
*Charter of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee.
*Articles of Incorporation of record in Book 6551, Page 78, Register's Office for Davidson County, Tennessee.
*Easement Agreement of record in 5074, Page 945, Register's Office for Davidson County, Tennessee.
*Sewer Easement to Harpeth Valley Utilities District of record in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.
*Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and in Instrument No. 20150618-0058446, Register's Office for Davidson County, Tennessee.
*Driveway and Utility Easement of record in Instrument No. 20130708-0070348, Register's Office for Davidson County, Tennessee.
*Belle Forest Leasing Rules of record in Instrument No. 20150618-0058446, Register's Office for Davidson County, Tennessee.
*Any and All existing Easements and Restrictions as shown of record not stated herein.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This conveyance is subject to: Current year's taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **210 Old Hickory Blvd #20, Nashville, TN 37221**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 _____ day of June, 2023.

Spencer M. Weathers

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 **Spencer M. Weathers** the bargainor(s) with whom I am personally acquainted or proved to me 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 this 23 day of June, 2023.

Commission Expires: 8-21-2023

Rebecca Moss
Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023