Karen Johnson Davidson County
Batch# 1022979 DEEDWARR
07/06/2023 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20230706-0051479

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-TC-4510-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa M. Mullins	**NEW OWNER**	
(NAME)	(NAME)	**131-11-0G-002-00-CO**
11751 Highview Drive		
(ADDRESS)	(ADDRESS)	
Santa Ana, CA 92705		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN A. CHANCE AND CAYCE S. CHANCE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA M. MULLINS, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. B (of Lot No. 40 of Lone Oak Heights Subdivision as of record in Plat Book 1424, Page 2 and the northerly 40' of right of way of the former Burton School Road, abandoned in Metro Council Bill No. 77-489 and 78-924) as shown on Exhibit B of the Declaration of Covenants, Conditions, Restriction and By-Laws for Homes at Belmont Park, a Horizontal Property Regime with Private Elements of record in Instrument 20121030-0099387, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan A. Chance and Cayce S. Chance, husband and wife by Warranty deed from Scott L. Hall and Leanne B. Hall, husband and wife of record in Instrument No. 20151103-0111680, Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 03, 2015. and Scrivener's Affidavit recorded dated April, 28, 2016, in Instrument No. 20160428-0041396

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 1424, Page 2, Register's Office for Davidson County, Tennessee.
* Subject to all matters shown as Exhibit B in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121030-0099387, Register's Office for Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20121030-0099387, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* HOA Charter of record in Instrument No. 20130725-0076997, Register's Office for Davidson County,

Tennessee.
* Easement Agreement of record in Instrument Number 20160428-0041263, in the Register's Office for Davidson County, Tennessee.
* Restrictive Covenant for Detached Structure of record in Instrument No. 20160906-0093198, Register's Office for Davidson County, Tennessee.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4510 Belmont Park Terrace, Nashville, TN 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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~~/our ~~hand(s) this the 3rd~~ day of July, 2023.

Bryan A. Chance

Cayce S. Chance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2023, before me personally appeared Bryan A. Chance, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2023.

Notary Signature
My commission expires:

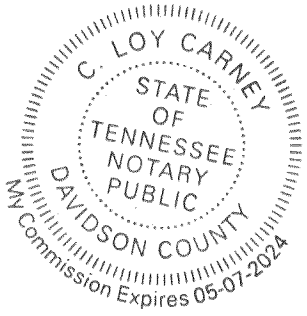
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2023, before me personally appeared Cayce S. Chance, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of July, 2023.

Affiant Signature
Date 7-3-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

