Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0178

Karen Johnson Davidson County
Batch# 1023020 **DEEDWARR**
07/06/2023 08 55 22 AM 2 pgs
Fees $13 00 Taxes $962 00

20230706-0051531

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000 00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of July, 2023

Notary Public

Commission Expires 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joanne Bellegarde 1400 Quail Run Nashville, TN 37214	Simmons Bank 501 Main Street Pine Bluff, AR 71601	108-08-0D-035 00 CO

WARRANTY DEED

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, I/WE,

Theodore Joseph Suhm, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joanne Bellegarde

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 35, Lot 61, on the Plan of Quail Valley, Phase Five, Section Three, of record in Plat Book 5200, Page 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

BEING the same property conveyed to Theodore Joseph Suhm, unmarried, by Warranty Deed from Ron Jones and wife, Darlene Jones, dated 1/12/2015 and recorded 1/26/2015 in Instrument No 20150126-0007213, Register's Office for Davidson County, Tennessee

Stephanie Suhm, spouse of Theodore Joseph Suhm, joins in the execution of this instrument to convey her marital interest, if any, in the subject property

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 1400 Quail Run Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 5th day of July, 2023

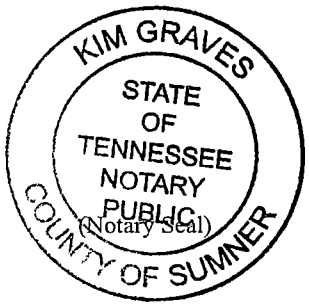
Theodore Joseph Suhm

Stephanie Suhm

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theodore Joseph Suhm and Stephanie Suhm** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of July, 2023



(Notary Seal)

Notary Public
My Commission Expires 8·20·24