Karen Johnson Davidson County
Batch# 1024661 DEEDWARR
07/11/2023 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230711-0052820

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544621**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2023. Notary Public My Commission Expires: 4/23/25

CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2025

WARRANTY DEED

Address New Owner: **Christopher LeBlanc** **Carla Michele LeBlanc** 1008 Drummond Drive Nashville TN 37211	Send Tax Bills To: American Financial Network, Inc. 10 Pointe Drive, Ste. 330 Brea, CA 92821	Tax Information: Tax Parcel ID No. 119-16-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Belwood Investments, LLC, a California Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher LeBlanc and Carla Michele LeBlanc, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5 , as shown on the map entitled Battlewood Section 3, of record in Plat Book 3300, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BELWOOD INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, by deed from DANI LYNN BELCHER, EXECUTRIX OF THE ESTATE OF NANCY MARIE BELCHER, of record in Instrument No. 20211013-0137539, dated October 7, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 119-16-0-085.00.

Matters shown on the Plan of record in Plat Book 3300, page 4, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5096, page 920 and in Instrument No. 20020123-0009150, said Register's Office.

This is improved property located at 1008 Drummond Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2023.

Belwood ~~Investments~~, LLC

By: Steven ~~Belmont~~, Sole ~~Member~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Steven Belmont,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Belwood Investments, LLC, a California Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 28th day of June, 2023.

Notary Public

RICK GARCES
COMM. #2386017
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. JAN. 1, 2026

My Commission Expires: 1/1/2026

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 06/28/23 (date of document).

Affiant Signature

07/10/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 10th day of July, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL