PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 1025239 DEEDWARR
07/12/2023 10 17 01 AM 2 pgs
Fees $13 00 Taxes $851 00

20230712-0053263

WARRANTY DEED

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 1-30-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS Kushiah N Forbes	SEND TAX BILLS TO United Wholesale Mortgage, LLC	MAP-PARCEL NUMBERS
(NAME) 1348 Bellshire Terrace Dr.	(NAME) 585 South Boulevard E	05003012100
(ADDRESS) Nashville, TN 37207	(ADDRESS) Pontiac, MI 48341	
(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, **Zania A. Word, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kushiah N. Forbes**, a married man, as his sole and separate property, HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 22B on the Plan of Zone Lot Division Lots 15, 18 Thru 22, Bellshire Terrace, Section One, Phase Two, of record in Plat Book 6250, Page(s) 179 and 180, as amended in Book 6900, Page 474, 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 Zania A. Word, a single person, by virtue of that certain Warranty Deed dated May 9, 2022, and being of record at Instrument No. 20220517-0056704 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record. including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1348 Bellshire Terrace Dr Nashville, TN 37207
(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 10th day of July, 2023

Zania A. Word

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Zania A. Word**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this 10th day of July, 2023

Notary Public

My Commission Expires. 1-6-25

