Karen Johnson Davidson County
Batch# 1029027 DEEDWARR
07/20/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20230720-0056132

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Affiant

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me this 19th day of July, 2023.

Notary Public
My Commission Expires: 3-28-26

2023-247

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cavan Crowley, Samuel Diorio, and James Fotos	New Owner	
110 Bellevue Road		142-15-0A-030.00
Nashville, TN, 37221		

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, we

Elizabeth A. Hart, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Cavin Joseph Crowley, an unmarried man, Samuel Cronin Diorio, an unmarried man and James William Fotos, an unmarried man, as joint tenants with the right of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 30, on the Plan of First Revision Bellevue Manor Condominiums, as established by Master Deed of record in Book 5520, Page 203, and as shown on the plan of record in Book 5200, Page 231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth A. Hart, a single woman by Warranty Deed from Annis Elizabeth Hall, a single woman of record in Instrument No. 20200615-0060559, Register's Office for Davidson, Tennessee, dated May 14, 2020 and recorded on June 15, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **110 Bellevue Road, #30, Nashville, TN 37221.**

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

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 19th day of July, 2023.

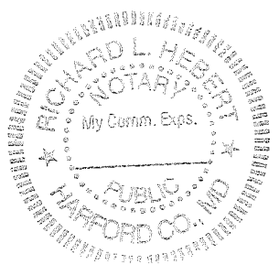
Elizabeth A. Hart

Elizabeth A. Hart

STATE OF MARYLAND
COUNTY OF HARFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth A. Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HARFORD COUNTY, Maryland, this 19th day of July, 2023.



Richard L. Hebert

Notary Public
My Commission Expires: AUG 26, 2023

Certificate of Authenticity

I, Tonya Loftin, 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

July 19, 2023.

Date

Tonya Loftin

Affiant Signature

July 20, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)